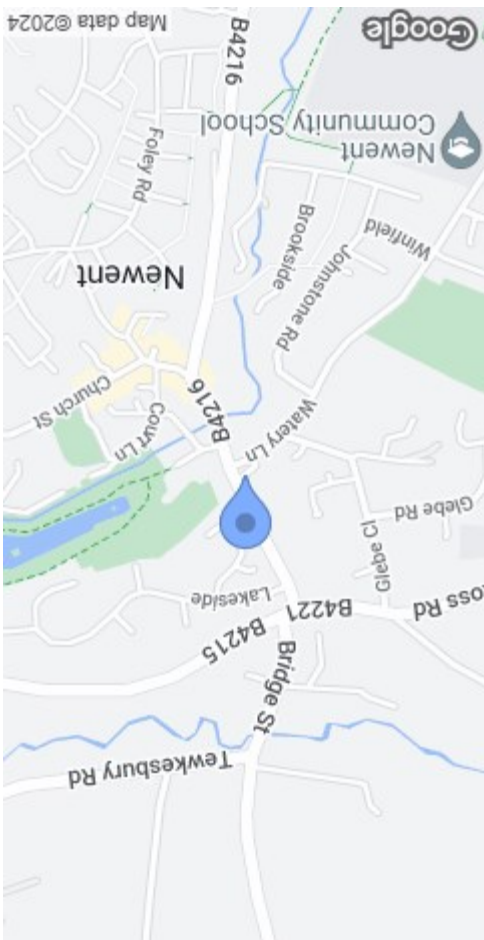




MISREPRESENTATION DISCLAIMER  
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.

England & Wales	
Energy Efficiency Rating	87
Environmental Impact (CO <sub>2</sub> ) Rating	88



GROUND FLOOR



31 Daffodil Court  
 Newent GL18 1TY

**£95,000**

A ONE DOUBLE BEDROOM FIRST FLOOR RETIREMENT APARTMENT for the OVER 60'S, GROUND FLOOR COMMON ROOM, WELL TENDED COMMUNAL GARDENS, within EASY WALKING DISTANCE OF LOCAL AMENITIES, all being offered with NO ONWARD CHAIN.

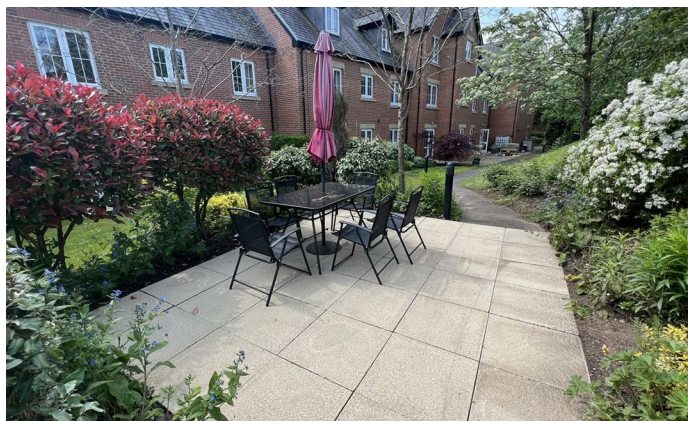
Newent itself offers a range of shops, supermarkets, a primary and secondary school, churches of various denominations, health, sports and community centres and library. Sporting and leisure facilities within the area include a choice of golf clubs, various forms of shooting and fishing, a dry ski slope, and active sporting teams such as football, rugby and cricket.

The bustling cathedral city of Gloucester is approximately 10 miles distance and the Cheltenham Spa town (the home of the Cheltenham Festival and Gold Cup) approximately 17 miles distance for more comprehensive facilities. The historic market towns of Ross-on-Wye, Ledbury and Monmouth are all within easy driving distance and the idyllic and picturesque villages within The Cotswolds are also a must to explore!

With a choice of many countryside walks including the renowned May Hill and The Malvern Hills, and the Forest of Dean with its sprawling woodlands and outdoor activities, the River Wye with all its water activities, all too within easy driving distance, the property is ideally situated and caters for all.

There are a wide choice of schools available with local primary and secondary schools in Newent and independent schools in Malvern, Monmouth, Cheltenham and Gloucester.

Access can be gained to the M50 motorway (junction 3) approximately 3.5 miles away. The M50 connects you to the M5 motorway linking Midlands, North and South. The M50 takes you to Wales, Monmouth and Cardiff. Train Stations with access to all major cities including London can be found at Ledbury and Gloucester.



#### **ENTRANCE HALL**

10'10 x 5'0 (3.30m x 1.52m)

Built-in cupboard with hot water tank.

#### **LOUNGE**

23'10 x 10'3 (7.26m x 3.12m)

Feature fireplace, wall mounted electric heaters, front aspect window. Double doors through to:

#### **KITCHEN**

8'4 x 6'11 (2.54m x 2.11m)

Fitted kitchen to comprise of single drainer sink unit, mixer tap, cupboards under, range of base and wall mounted units, integrated fridge, four ring AEG hob, cooker hood above, AEG oven with cupboards above and below, integrated fridge and freezer, front aspect window.

#### **BEDROOM**

15'3 x 9'5 (4.65m x 2.87m)

Wall mounted electric heater, large built-in wardrobe with mirror faced sliding doors, hanging rail and shelving, front aspect window.

#### **BATHROOM**

7'0 x 7'0 (2.13m x 2.13m)

White suite comprising of a chair lift with handrails etc., separate shower cubicle and tray, shower over, tiled surround, close coupled WC, vanity wash hand basin, mirror, striplight and shaver point over, heated towel rail, Dimplex electric convector heater.

#### **AGENT'S NOTE**

There are ongoing remedial works planned for the cribb wall. For Further information, please contact the office.

Pull cords are throughout the flat.

Maintenance charge of approximately £3,118.76 per annum. Ground rent charge of £425 per annum.

#### **SERVICES**

Mains water, electric and drainage, night storage heating.

#### **WATER RATES**

Severn Trent - to be confirmed.

#### **LOCAL AUTHORITY**

Council Tax Band: A

Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

#### **TENURE**

Leasehold. 125 year lease from 01/01/2008. 108 years remaining as of 2024.

#### **VIEWING**

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

#### **DIRECTIONS**

From our Newent office, turn left onto Watery Lane where access to Daffodil Court can be found via wrought iron gates on the right hand side.

#### **PROPERTY SURVEYS**

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

#### **AWAITING VENDOR APPROVAL**

These details are yet to be approved by the vendor. Please contact the office for verified details.