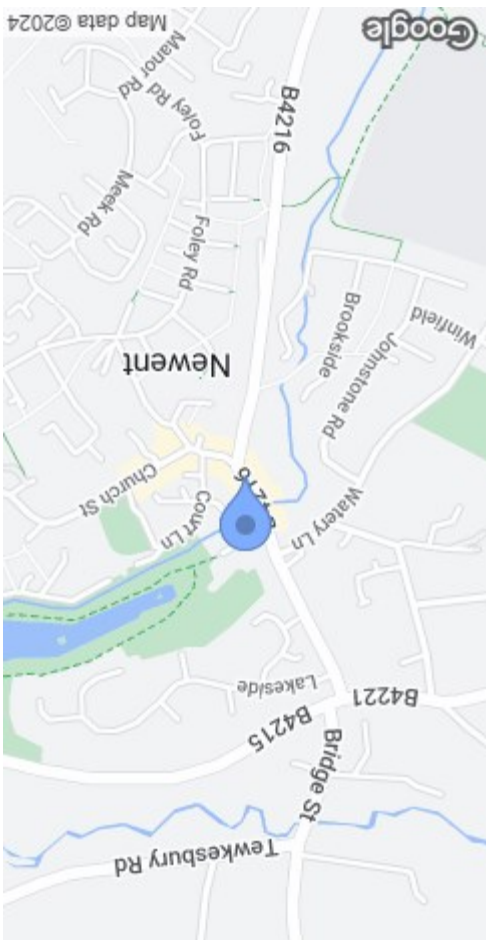




MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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.

Energy Efficiency Rating	
Very good (new rating 2024)	A
Good (new rating 2024)	B
Fair (new rating 2024)	C
Fairly poor (new rating 2024)	D
Poor (new rating 2024)	E
Very poor (new rating 2024)	F
Very poor (new rating 2024)	G

Environmental Impact (CO ₂) Rating	
Very low (new rating 2024)	A
Low (new rating 2024)	B
Medium (new rating 2024)	C
High (new rating 2024)	D
Very high (new rating 2024)	E
Very high (new rating 2024)	F
Very high (new rating 2024)	G



GROUND FLOOR



11 Stokes Mews
 Newent GL18 1EU

£150,000

A SPACIOUS TWO BEDROOM GROUND FLOOR RETIREMENT APARTMENT FOR THE OVER 55's situated within a GATED DEVELOPMENT with COMMUNAL GARDENS, COMMUNAL PARKING, situated in the HEART OF THE MARKET TOWN OF NEWENT, 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.



Enter the ground floor apartment into:

ENTRANCE HALL

Single radiator, panic alarm system, thermostat control, door to storage cupboard with consumer unit, door to airing cupboard with Baxi gas-fired combi boiler supplying the hot water and central heating.

LOUNGE / DINER

15'1 x 13'0 extending to 15'8 (4.60m x 3.96m extending to 4.78m)

Power points, network points, Open Reach point, single radiator, rear aspect window. Opening through to:

KITCHEN

13'0 x 6'5 (3.96m x 1.96m)

Range of base and wall mounted units, laminated worktops and splashbacks, integrated oven with four ring halogen hob, stainless steel splashback and extractor fan over, plumbing for washing machine, one and a half bowl stainless steel sink unit with mixer tap, integrated tall fridge / freezer, inset spotlighting.

BEDROOM 1

14'0 x 9'7 (4.27m x 2.92m)

Radiator, telephone point, side and rear aspect windows.

BEDROOM 2

10'10 x 7'2 (3.30m x 2.18m)

Single radiator, rear aspect window.

BATHROOM

9'7 narrowing to 5'8 x 7'2 (2.92m narrowing to 1.73m x 2.18m)

White suite comprising of panelled bath with mixer tap, inset Grohe shower over, low-level WC, pedestal wash hand basin with mixer tap, tiled splashbacks, chrome heated towel rail, extractor fan, side aspect frosted window.

OUTSIDE

Communal garden areas, communal kitchen and lounge area. The building is located centrally within the market town of Newent and offers immediate access to local facilities.

AGENT'S NOTE

Service charge - £1,512 per annum approximately.

Ground rent - £550 per annum approximately.

SERVICES

Mains water, electric, drainage and gas.

WATER RATES

Severn Trent - to be confirmed.

TENURE

Leasehold - 125 Years from 2008 - 108 years remaining.

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, proceed along the High Street, onto Broad Street, where the property can be found 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).

