



STEVE GOOCH
ESTATE AGENTS | EST 1985



42 Daffodil Court Newent GL18 1TY



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Residential Sales | Residential Lettings | Auctions | Surveys



£79,500

EPC rating C

A WELL PRESENTED ONE DOUBLE BEDROOM SECOND FLOOR RETIREMENT APARTMENT for the OVER 55'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.

Door into:

ENTRANCE HALL

Emergency pull cord, intercom, access to roof space.

LOUNGE 13'10 x 11'00 (4.22m x 3.35m)

Feature fireplace, Dimplex electric heater, window overlooking the communal gardens.

KITCHEN 14'07 x 8'02 (4.45m x 2.49m)

Fitted kitchen to comprise single drainer sink unit, mixer tap, cupboard under, range of base and wall mounted units, integrated fridge, freezer, oven, hob and cooker hood (all electric), wine rack, Dimplex electric heater, large built in cupboard, access to roof space, rear aspect velux roof light.

BEDROOM 13'07 x 8'10 (4.14m x 2.69m)

Wall mounted Dimplex electric heater, built-in wardrobe with mirror faced doors, hanging rail and shelving, window overlooking the gardens.

SHOWER ROOM

Fitted double shower cubicle and tray, shower over, close coupled w.c., vanity wash hand basin, cupboards below, mirror, strip light and shaver point over, wall mounted Dimplex electric heater, heated towel rail, airing cupboard with hot water tank and shelving.

OUTSIDE

Lovely communal gardens with various seating areas.

SERVICES

Mains water, electric and drainage.

WATER RATES

The water rates are included in the maintenance charge.

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.

AGENTS NOTE

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

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

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.

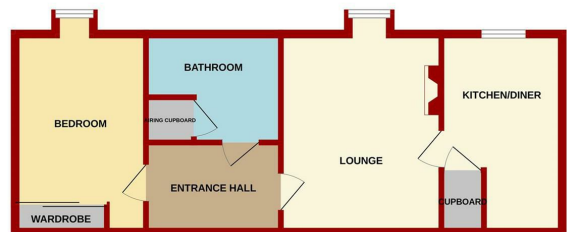
DIRECTIONS

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).

GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.
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