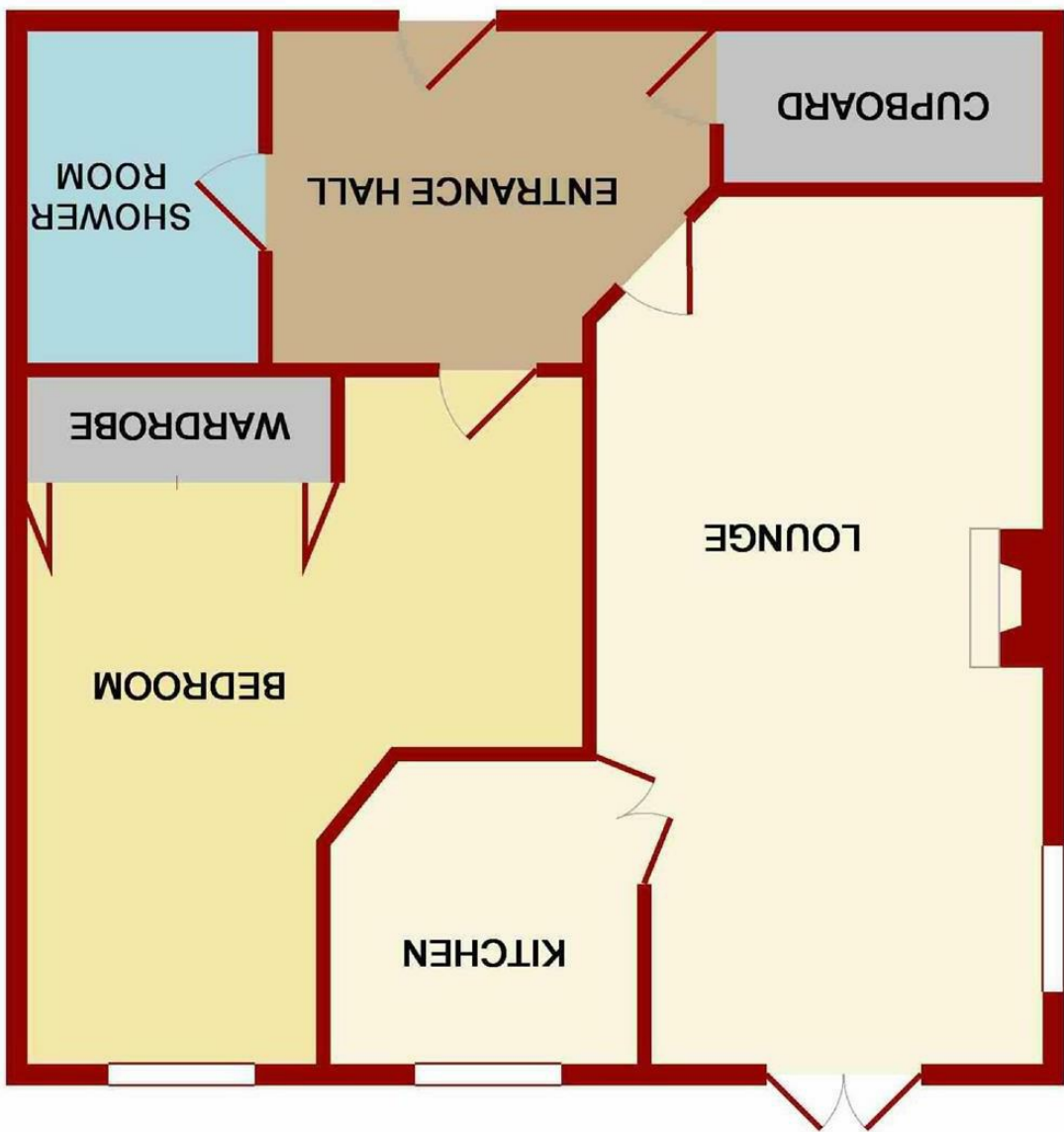
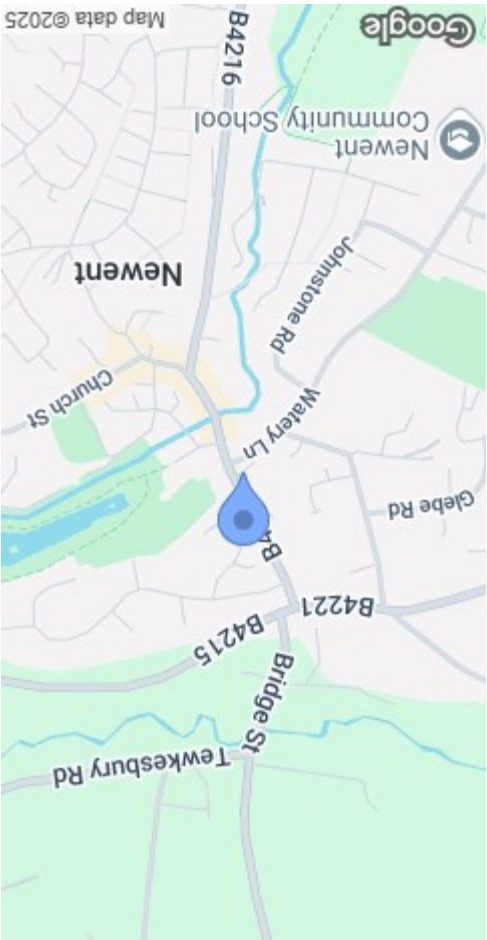


| Energy Efficiency Rating | EU Directive 2002/91/EC | England & Wales | EU Directive 2002/91/EC | England & Wales |
|---------------------------|----------------------------|-----------------|----------------------------|-----------------|
| Very Energy Efficient (A) | 82 | 84 | Very Energy Efficient (A) | 82 |
| Good (B) | 75 | 72 | Good (B) | 75 |
| Decent (C) | 70 | 65 | Decent (C) | 70 |
| Below Average (D) | 65 | 60 | Below Average (D) | 65 |
| Poor (E) | 60 | 55 | Poor (E) | 60 |
| Very Poor (F) | 55 | 50 | Very Poor (F) | 55 |
| Unacceptable (G) | 50 | 45 | Unacceptable (G) | 50 |



STEVE GOOCH
ESTATE AGENTS | EST 1985

£80,000

A ONE BEDROOM GROUND FLOOR APARTMENT for the OVER 60s having a 24 HOUR CARE LINE and LIFT SERVICE, PRIVATE GATED ENTRY, COMMUNAL PARKING and GARDENS situated in the HEART 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.



The property is accessed via a communal intercom entrance door into:

ENTRANCE HALL

6'5" x 7'8" max (1.96 x 2.34 max)

Storage cupboard with slatted shelving housing the hot water tank, wall mounted pull cord system.

LOUNGE

20'1" x 10'6" (6.12 x 3.20)

Feature electric coal effect fireplace, two electric radiators, telephone points, side aspect window, double french doors to outside walkway and communal gardens.

KITCHEN

7'4" x 7'1" (2.24 x 2.16)

Modern fitted kitchen comprising a range of base, wall and drawer mounted units, rolled edge worktops, stainless steel sink and drainer unit, electric grill and oven, worktop ceramic hob with cooker hood above, integral fridge and freezer, vinyl flooring, side aspect window.

MASTER BEDROOM

15'7" x 9'2" (4.75 x 2.79)

Built in wardrobes with mirror fronted sliding doors, hanging rail and shelving, wall mounted electric heater, telephone point, side aspect window.

SHOWER ROOM

6'11" x 5'4" (2.11 x 1.63)

Close coupled w.c., vanity wash hand basin with fixed wall mounted mirror and shaver point above, corner shower cubicle with chrome attachment over and hand rails, heated towel rail, wall mounted fan heater.

OUTSIDE

To the front of the property secure gates give access into the communal parking area.

To the rear of Daffodil Court there are communal gardens.

AGENTS NOTE

There are guest rooms available for family/friends of daffodil court.

Pull cords are throughout the flat.

SERVICES

Mains water, mains drainage, mains electric and night storage heating.

WATER RATES

Water is 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 01/01/28. There are currently 107 years remaining.

MAINTENANCE CHARGE

Maintenance charge 2025/2026 is £3,282.64, split into two payments per year.

GROUND RENT

Ground rent charge of £425 per annum.

VIEWING

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

DIRECTIONS

From our Newent office turn left into Watery Lane where the wrought iron gates can be found to Daffodil Court on the right hand side after a short distance where the apartment can be found on the ground floor.

PROPERTY SURVEYS

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

