



STEVE GOOCH
ESTATE AGENTS | EST 1985



28 Daffodil Court Newent GL18 1TY



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Residential Sales | Residential Lettings | Auctions | Surveys



£95,000

EPC rating B

A ONE DOUBLE BEDROOM FIRST FLOOR RETIREMENT APARTMENT for the OVER 60's in LOVELY ORDER THROUGHOUT with NEW DECORATION, BRAND NEW CARPETS, SPACIOUS ACCOMMODATION and a LOVELY OUTLOOK to the rear over the gardens.

Newent offers a range of shops, supermarkets, 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.

For the commuter access can be gained to the M50 motorway (junction 3) approximately 3.5 miles away for connection with the M5 motorway, linking up the Midlands, and the North, Wales and the South.

A doorway gives access through to:

SPACIOUS ENTRANCE HALL

Large walk-in storage cupboard with shelving, meter cupboard.

LOUNGE / DINER (L SHAPED) 16'10 x 14'9 (max) (5.13m x 4.50m (max))

Night storage heater, Dimplex electric convector heater, coving, side and rear aspect windows giving a lovely outlook over the communal gardens.

KITCHEN 8'11 x 5'8 (2.72m x 1.73m)

Stainless steel single drainer sink unit with mixer tap above and cupboards under, range of base and wall mounted units, integrated four ring electric hob with cooker hood above, integrated electric oven with cupboards above and below, integrated fridge and freezer, rear aspect window.

BEDROOM 11'11 x 8'8 (3.63m x 2.64m)

Wall mounted electric Dimplex heater, electric convector heater, built-in double wardrobe with mirror faced doors, hanging rail and shelving, rear aspect window with a lovely outlook over the gardens.

BATHROOM

White suite comprising panelled bath with shower attachment over, fully tiled walls, vanity wash hand basin, close coupled WC, heated towel rail, Dimplex electric convector heater, airing cupboard with hot water tank and shelving.

AGENTS NOTE

Maintenance charge of approximately £2,100 per annum. Ground rent charge of £425 per annum.

SERVICES

Mains water, drainage, electric and night storage heating.

WATER RATES

Severn Trent - to be advised.

LOCAL AUTHORITY

Council Tax Band: A
Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

TENURE

Leasehold.

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 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.

AGENTS NOTE

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



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metopix ©2020

MISREPRESENTATION DISCLAIMER

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