



37 Daffodil Court, Newent GL18 1TY

Price Guide £147,500



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• NO CHAIN • Freshly decorated and new carpets throughout • Two bedroom retirement apartment • Close to amenities • Communal areas • House Manager • EPC D65

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Communal Entrance

Reception entrance leading into communal lounge and kitchen area and through to lifts.

Apartment Entrance Hall

Alarm and intercom system, storage cupboard in addition to a second generous walk in cupboard housing the hot water tank and fuse box.

Living Room

20'2"x10'0" (6.14x3.06)

Feature electric fireplace with surround, window with a pleasant outlook towards Newent High Street, glazed doors leading through;

Kitchen

7'5"x7'1" Max (2.27x2.16 Max)

Base and eye level units, integral fridge, built in electric hob and eye level oven, stainless steel sink unit with drainer and mixer tap over, window with outlook towards Newent Church and High Street.

Bedroom One

11'9"x10'11" (3.59x3.34)

Built in mirrored wardrobe, heater, window with outlook towards to Newent Church and High Street.

Bedroom Two

9'5"x9'8" (2.86x2.94)

Built in mirrored wardrobe, heater, window with outlook towards to Newent Church and High Street.

Shower Room

Low level w.c., wash hand basin with cupboards under, shower cubicle with direct feed shower, heated towel rail, emergency pull cord and extractor fan.

Outside

Secure gates with pedestrian and vehicular access leading to a communal parking area. To the rear of the complex is a secure communal gardens with various seating areas which can also be enjoyed by those living within Daffodil Court.

Material Information

Tenure: Leasehold 125 years (from 2008)

Management charges are currently £4600.20 pa with the ground rent at £495pa (both half yearly charges paid in advance March and September respectively).

Council tax band: B

Local authority and rates: Forest of Dean District



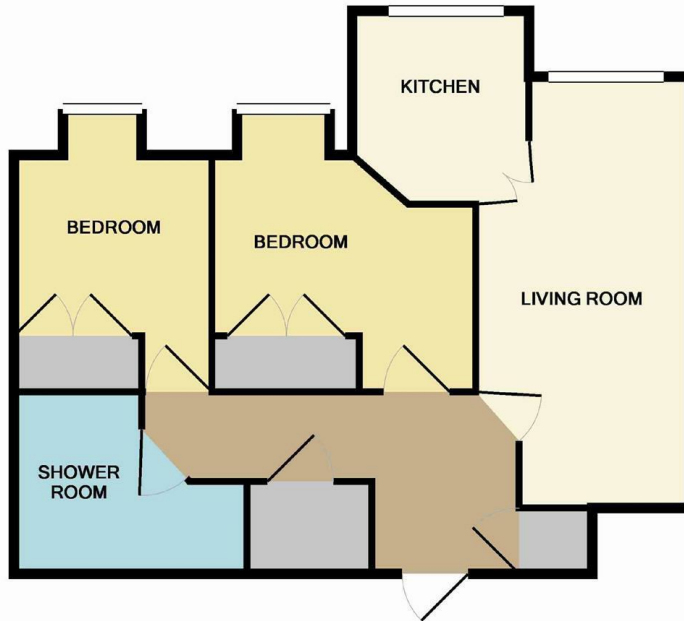
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