



**36 Daffodil Court, Newent GL18 1TY**

**£157,500**



## 36 Daffodil Court, Newent GL18 1TY

• Retirement apartment • Two bedrooms • Second floor • House Manager • Communal areas • EPC B84

**£157,500**

### Entrance Hall

Hallway with doors off, large storage cupboard with shelves, cupboard housing the boiler.

### Lounge

Light airy lounge, feature fireplace surround inset electric coal effect fire, window, radiator. Doors to the kitchen.

### Kitchen

Range of base and eye level units with worktop space, built in oven, hob, integrated fridge.

### Bedroom One

Built in mirrored front wardrobes, window, radiator.

### Bedroom Two

Built in mirrored fronted wardrobes, window, radiator.

### Bathroom

Suite comprising corner shower cubicle, WC, wash hand basin, plumbing for washing machine. Tiled floor and wall tiles.

### Outside

Communal parking (not allocated) leading to main entrance. Communal gardens.

### Location

Newent originally called Noent is a small market town about 8 miles north west of Gloucester, on the northern edge of the Forest of Dean. The town includes a half-timbered market house, plus other houses of historical nature and Newent Lake a large picturesque lake in the centre of the town, originally part of the Newent Court Estate. Newent is served by three schools, doctors' surgery and dentist, Sports & Leisure Centre. Excellent motorway links to the M50 & M5.

### 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 Council Tax Band B £1780.11 (2024/25)

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Electric

Broadband speed: Basic 18 Mbps, Ultrafast 80 Mbps

Mobile phone coverage: EE, Vodaphone, Three, O2



1 High Street, Newent, GL18 1AN

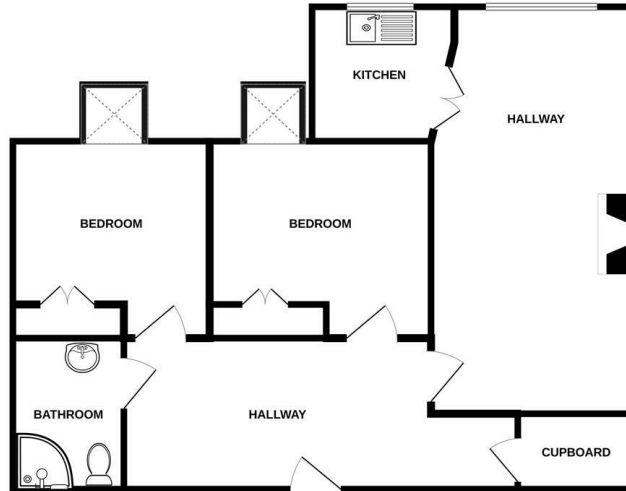
01531 828970

[newent@naylorpowell.com](mailto:newent@naylorpowell.com)

[www.naylorpowell.com](http://www.naylorpowell.com)



## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are not tested and no guarantee as to their operability or efficiency can be given.  
Made with MapInfo 2022

Disclaimer: These particulars do not form part of any contract and no responsibility is accepted for any errors or omissions in any statement made, whether verbally or written for or on behalf of Naylor Powell.

Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.

