



Flat 2, Alma House 43 Church Street, Newent GL18 1AA
£125,000



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• Two bedroom top floor apartment • Popular market town location • Communal garden • Potential rental income of £750 pcm. • Tax Band A • EPC C69



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£125,000

Living Room

Laminated flooring. Sash window to front aspect of the apartment.

Kitchen

Ample storage in a range of floor and eye level units accompanied by space for cooker and washing machine. Window to front aspect.

Master Bedroom

Carpeted. Window to front aspect overlooking Newent High street.

Second Bedroom

Carpeted. Above stairs storage cupboard. Window to front aspect

Bathroom

Tiled bathroom with white suite to include WC, vanity wash hand basin and bath with shower over. Skylight.

Outside

There is a communal garden located to the rear of the property. This space offers a combination of gravelled and lawned areas.

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: Share of the freehold. Lease length 999 years from January 2024.

Management charge: £420 per annum paid to Alma House Ltd to cover building insurance.

Council tax band: A

Local Authority & rates: Forest of Dean District Council - £1,525.80 2024/25

Electricity supply: mains

Water supply: mains

Sewerage: mains

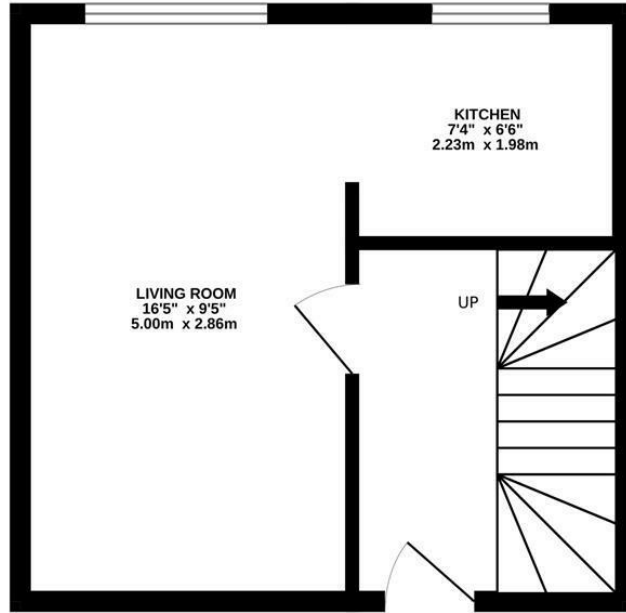
Heating: gas

Broadband speed: Basic 16 Mbps Superfast 80 Mbps

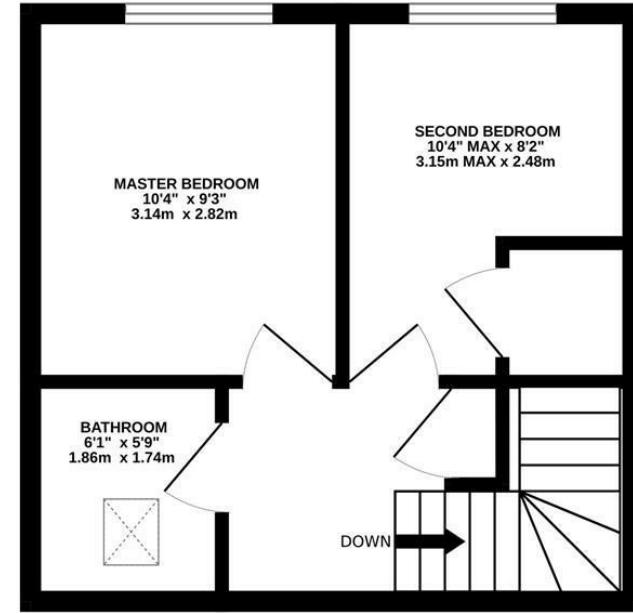
Mobile phone coverage: EE, Vodaphone, Three, O2



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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 have not been tested and no guarantee as to their operability or efficiency can be given.
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