



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





## Flat 2, Alma House 43 Church Street, Newent GL18 1AA

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

**£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



1 High Street, Newent, GL18 1AN

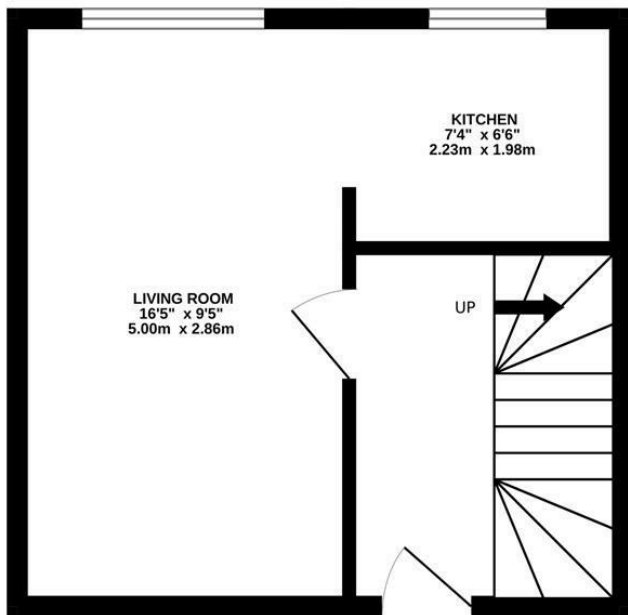
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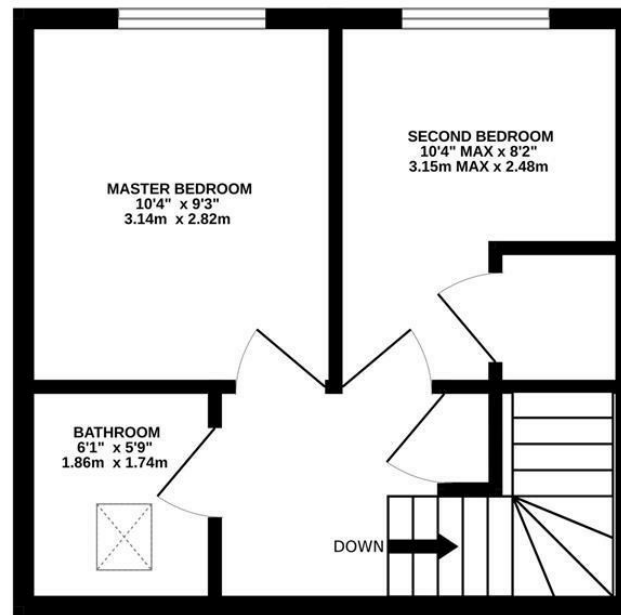
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GROUND FLOOR



1ST FLOOR



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