



**27 Ayland Close, Newent GL18 1TB**

**£109,950**



## 27 Ayland Close, Newent GL18 1TB

• Idea first time or investment buy • Current rent £550 pcm • Residents parking • No onward chain • Ground floor flat • Garden • EPC C72 • Council tax A



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### Accommodation

Enter Into the hallway via communal hall and front door access there is the airing cupboard and doors off. To the left is the light and bright living room with feature fireplace and handy door out to the rear garden. The living room opens up into the well appointed kitchen boasting breakfast bar, and window overlooking the garden. The bedroom enjoys a window to the front and the bathroom benefits from fully tiled walls and modern white suite.

### Outside

To the front there are communal lawned areas, path and storage cupboard housing boiler. The rear garden enjoys a patio, lawn and is enclosed by hedging. There is residents parking closed by.

### 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 Year lease in 2001

Management charges circa £424.58 per annum which covers ground rent, buildings insurance, management fees and upkeep of communal areas (2023/24)

Council tax band: A

Local authority and rates: Forest of Dean District council £1525.82 (2024/25)

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

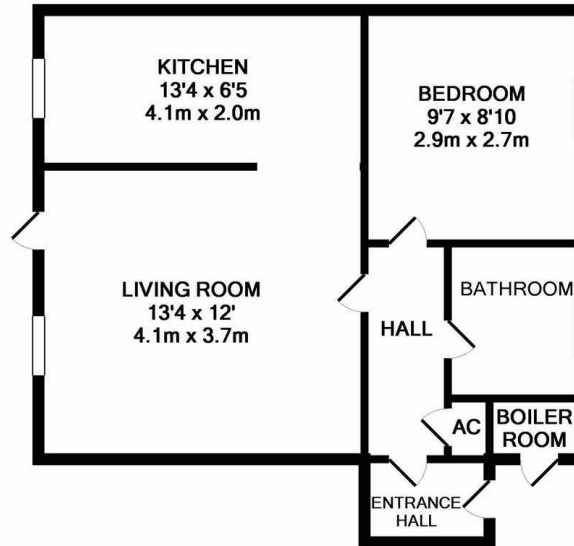
Heating: Mains Gas

Broadband speed: i.e Basic 15 Mbps, Superfast 80, Ultrafast 1139 Mbps

Mobile phone coverage: i.e EE, Vodafone Three O2

Agents note - The property is owned by an employee of Naylor Powell however the company have no financial interest in the property





Whilst every attempt has been made to ensure the accuracy of the floor plan 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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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.

