



01452 690553



sales@applebys.estate



www.applebysestateagents.co.uk



# 44 Daffodil Court

, Newent, GL18 1TY

**£120,000**

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Town Centre location! A spacious TWO DOUBLE BEDROOM apartment for the over 60's. Situated in a POPULAR RETIREMENT DEVELOPMENT within EASY WALKING DISTANCE to NEWENT TOWN, all being offered \*\*\*CHAIN FREE\*\*\*



## Entrance Hall

Communal entrance hall with intercom to apartments

Lounge/Diner 15'8 x 6'7 (4.78m x 2.01m)

Kitchen 8'4 x 6'0 (2.54m x 1.83m)

Bedroom 1 14'8 x 8'8 (4.47m x 2.64m)

Bedroom 2 15'8 x 9'2 (4.78m x 2.79m)

Shower Room

## OUTSIDE

Electric automatic gates to the front leading to the car park

Communal garden to the rear

## Services

Mains drainage, electric heating

Forest of Dean district council tax band B

## Tenure

Leasehold 125 years from 2008 - 109 years remaining

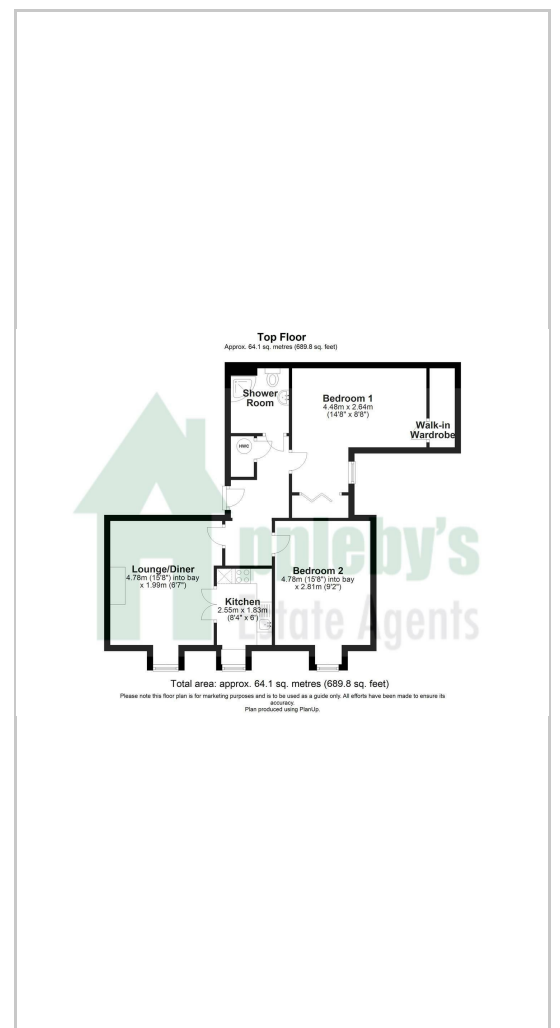
Ground rent charges of £425 p.a.

Maintenance and services charges £2300 PA (approx.) TBC

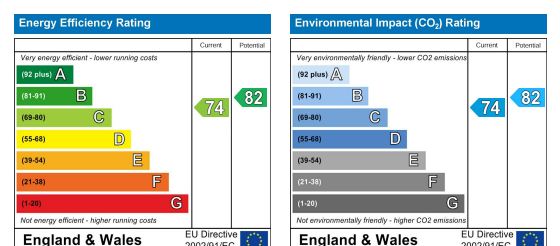
## Area Map



## Floor Plans



## Energy Efficiency Graph



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