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## Flat 4, Stardens Tewkesbury Road, Newent, GL18 1LG

**£250,000**

This Grade II listed apartment is one of a kind! Originally this property would have been the Manor House dating back to the 17th century, its gothic style is just simply unique. We understand the conversion took place in the 1980's after the building was being used as a nightclub! \*\*\*CHAIN FREE\*\*\*

The apartment comprises of OPEN PLAN living space, having THREE bedrooms, ENSUITE to the master and a further double room with one being used as a study and family bathroom. The high ceilings and high ornate windows give a fantastic feeling of space. En-bloc GARAGE, parking and communal gardens that can also be enjoyed.

## Communal Entrance

Entrance Hall

Dining Room 13'0 x 7'9 (3.96m x 2.36m)

Kitchen

Lounge 17'9 x 15'1 (5.41m x 4.60m)

Bedroom/Study 13'1 x 7'9 (3.99m x 2.36m)

Inner Hall

Bedroom 1 17'6 x 11'11 (5.33m x 3.63m)

Ensuite Bathroom

Bedroom 2 13'2 x 13'1 (4.01m x 3.99m)

Shower Room

## OUTSIDE

Parking can be found on the private drive just near to the front entrance leading to the en-bloc garage.

Communal gardens, which are mainly laid to lawn and offer pleasant views and outlook towards the surrounding countryside.

## Services

Shared septic tank for drainage and electric heating

Forest of Dean District Council tax band : D

## Agents Note

There are some scheduled works to be carried out to the tower/gables and stacks of the building at a cost of approximately £7,500, 1/6th split of each apartment owner.

The seller as agreed incorporate this with any offer made currently there is no start date on the works so it's likely to be post sale FYI.

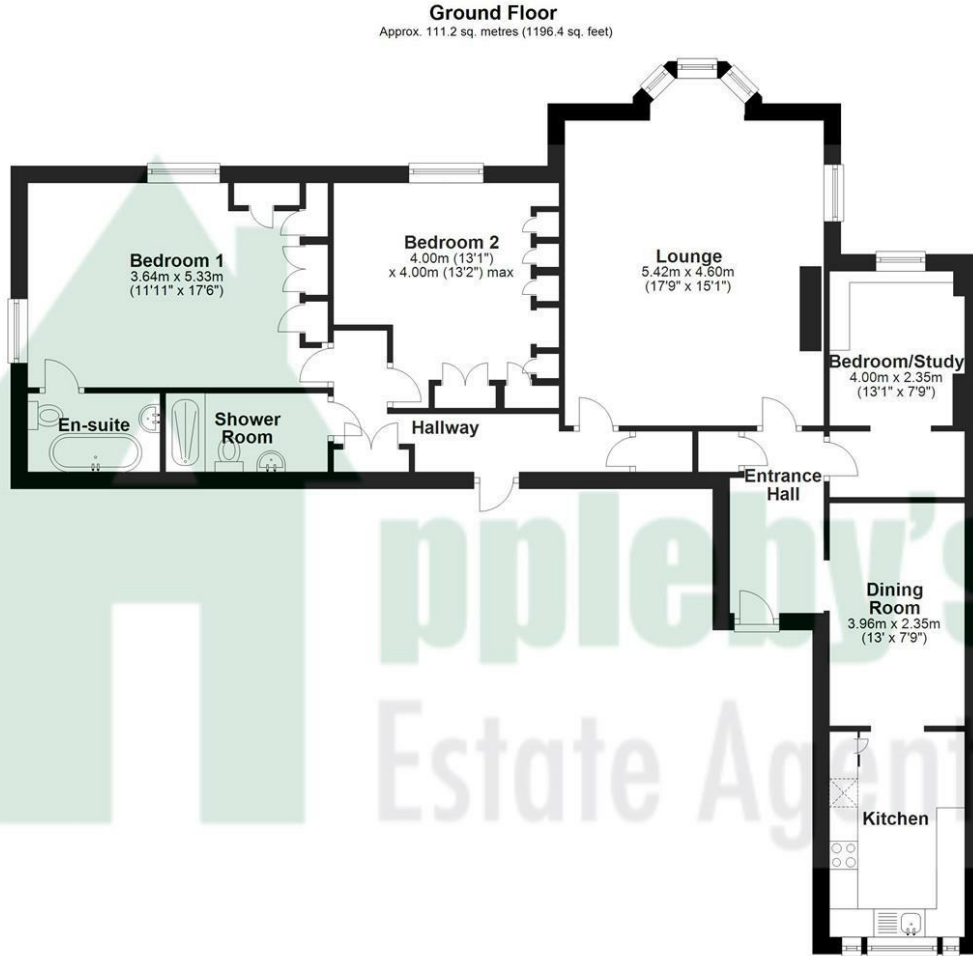
## Tenure

Leasehold - 999 years from 1988, 964 yrs remaining

1/6th share of the freehold.

Stardens Management Co Ltd : service and maintenance charge £155 PM this includes : Communal cleaning, communal garden and building insurance, a portion of this also goes towards the upkeep of the septic tank.

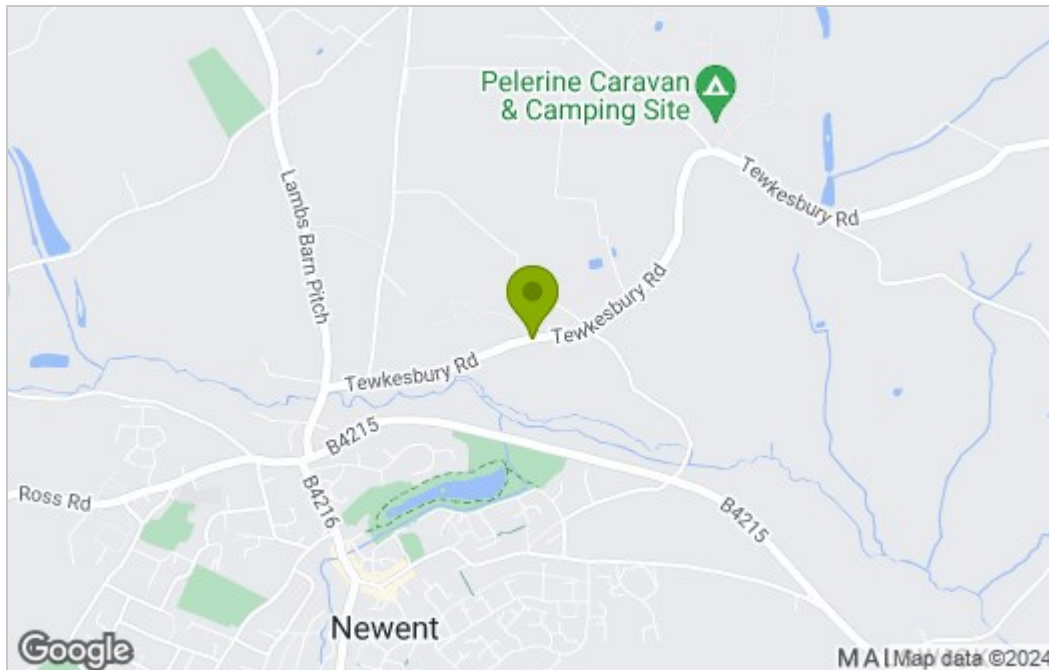
# Floor Plan



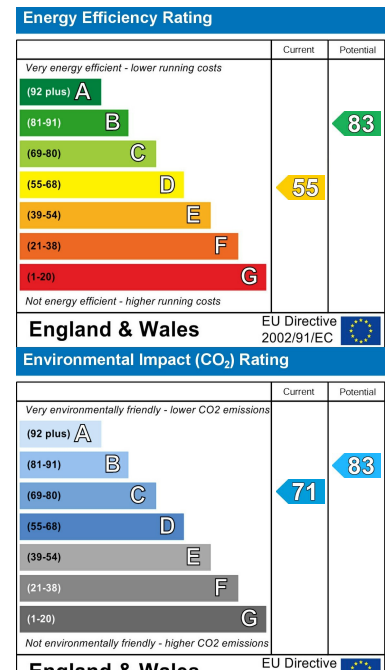
Total area: approx. 111.2 sq. metres (1196.4 sq. feet)

Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy. Plan produced using PlanUp.

# Area Map



# Energy Efficiency Graph



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