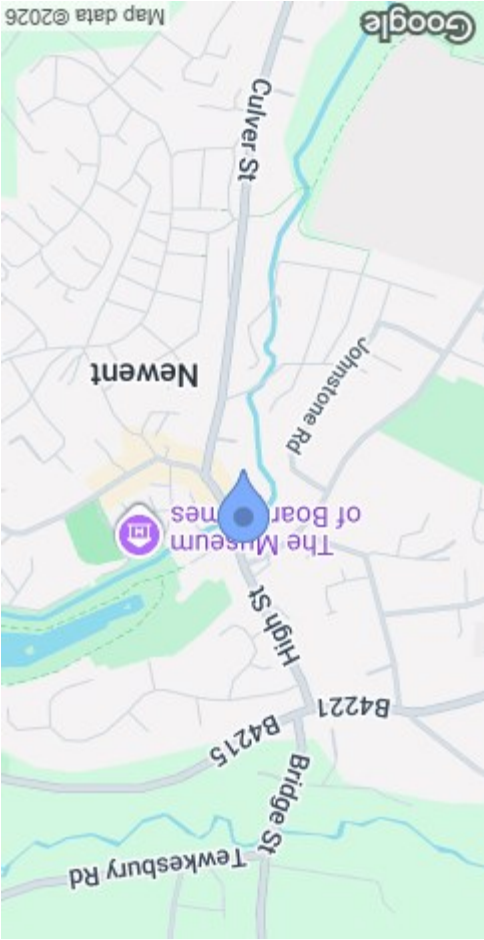
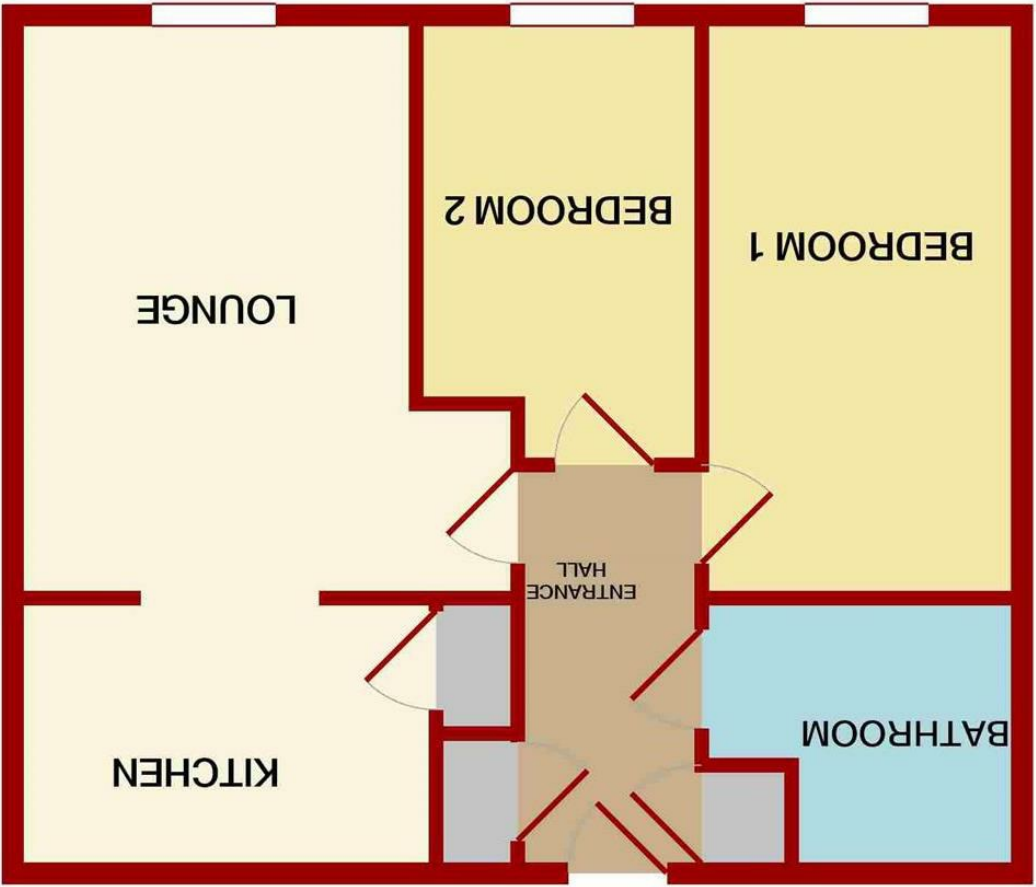
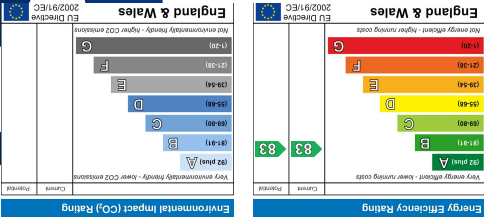


MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.



23 Stokes Mews
Newent GL18 1EU

£99,500

A TWO BEDROOM GROUND FLOOR RETIREMENT APARTMENT (for the OVER 55's) situated in the heart of NEWENT TOWN CENTRE, benefiting from OFF ROAD PARKING and COMMUNAL AREAS. THE PROPERTY IS OFFERED WITH NO ONWARD CHAIN AND IS IN EXCELLENT DECORATIVE ORDER.

Newent itself offers a range of shops, supermarkets, a primary and secondary school, churches of various denominations, doctors surgery, health, sports and community centres and library. Sporting and leisure facilities within the area include a choice of golf clubs, various forms of shooting and fishing, a dry ski slope, and active sporting teams such as football, rugby and cricket.

The bustling cathedral city of Gloucester is approximately 10 miles distance and the Cheltenham Spa town (the home of the Cheltenham Festival and Gold Cup) approximately 17 miles distance for more comprehensive facilities. The historic market towns of Ross-on-Wye, Ledbury and Monmouth are all within easy driving distance and the idyllic and picturesque villages within The Cotswolds are also a must to explore!

With a choice of many countryside walks including the renowned May Hill and The Malvern Hills, and the Forest of Dean with its sprawling woodlands and outdoor activities, the River Wye with all its water activities, all too within easy driving distance, the property is ideally situated and caters for all.

There are a wide choice of schools available with local primary and secondary schools in Newent and independent schools in Malvern, Monmouth, Cheltenham and Gloucester.

Access can be gained to the M50 motorway (junction 3) approximately 3.5 miles away. The M50 connects you to the M5 motorway linking Midlands, North and South. The M50 takes you to Wales, Monmouth and Cardiff. Train Stations with access to all major cities including London can be found at Ledbury and Gloucester.



COMMUNAL HALLWAY

Door into:

ENTRANCE HALL

Single radiator, power points, panic alarm pull cord, thermostat controls, large storage cupboard, cupboard housing the ideal gas fired central heating and domestic hot water boiler. Door into:

LOUNGE / DINING ROOM

18'06 x 12'11 (5.64m x 3.94m)

Power points, TV point, network point, panic alarm pull cord, front aspect window. Door into:

KITCHEN

11'00 x 6'00 (3.35m x 1.83m)

Range of base and wall mounted units, under cabinet lighting, laminated worktops and splashbacks, integrated tall fridge freezer, integrated CDA double oven with four ring induction hob with stainless steel splashback and extractor fan, one and a half bowl stainless steel sink unit with mixer tap over, plumbing for washing machine, BOSCH washer dryer, inset ceiling spotlights, panic alarm pull cord, pantry cupboard with shelving.

BEDROOM 1

17'03 x 9'07 (5.26m x 2.92m)

Built in triple wardrobe, telephone point, radiator, TV point, panic alarm pull cord, large front aspect window.

BEDROOM 2

9'09 x 6'02 (2.97m x 1.88m)

Power points, single radiator, front aspect window.

SHOWER ROOM

8'62 x 7'03 (2.44m x 2.21m)

Double shower cubicle accessed via a sliding glazed screen with overhead detachable hand shower, wash hand basin with mixer tap, WC, tiled splashbacks, chrome heated towel rail, extractor fan, panic alarm pull cord.

OUTSIDE

The property is accessed via private gated access to the car park designated for the building. The property benefits from having access to the lounge/gathering area with tea and coffee making facilities and communal gardens.

AGENT'S NOTE

Service charge - £1640.78 every 6 months.

Ground rent - £275 every 6 months.

SERVICES

Mains water, electric, drainage and gas.

MOBILE PHONE COVERAGE / BROADBAND AVAILABILITY

It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

WATER RATES

To be confirmed.

LOCAL AUTHORITY

Council Tax Band: B
Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

TENURE

Leasehold - 125 Years from 2008 - 106 years remaining.

VIEWING

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS

From our Newent office, proceed along the High Street, onto Broad Street, where the property can be found on the right hand side.

PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

AWAITING VENDOR APPROVAL

These details are yet to be approved by the vendor. Please contact the office for verified details.

