

24 Stokes Mews, Newent GL18 1EU

Offers In The Region Of £105,000

naylor powell

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• Spacious one bedroom retirement apartment • Exclusively for over 55's • First floor with lift access • Located in market town of Newent • No onward chain • Council tax band A (£1610.11 2025/26) • EPC B83 • Central location

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Communal entrance and residents lounge
Accessed via the communal entrance, which also houses the house manager's office, there are doors leading through to the residents' and visitors' lounge. This welcoming communal space benefits from a kitchenette and ample seating, providing an ideal area for socialising and relaxing. Lift access and a staircase provide convenient access to the first floor, where the apartment is situated.

Entrance hall
Spacious hall with access to boiler cupboard housing gas combination boiler, doors leading off.

Living room
A generous and bright room with two windows to the front aspect and opening into the kitchen.

Kitchen
The kitchen is fitted with a matching range of base and eye-level units, complemented by laminate worktop surfaces and matching splashbacks. There is a built-in electric double oven, four-ring halogen hob with extractor hood above, and a one-and-a-half bowl stainless-steel sink unit. Further features include an integrated washer/dryer and a freestanding fridge/freezer.

Bedroom
Built in wardrobe with sliding doors, window to front aspect.

Bathroom
Modern white suite comprising bath with direct feed shower over, WC and wash basin. There is a chrome heated towel rail and an extractor fan.

Outside
The property is accessed via private gated access to the car park designated for the building. Residents parking is available (subject to availability)

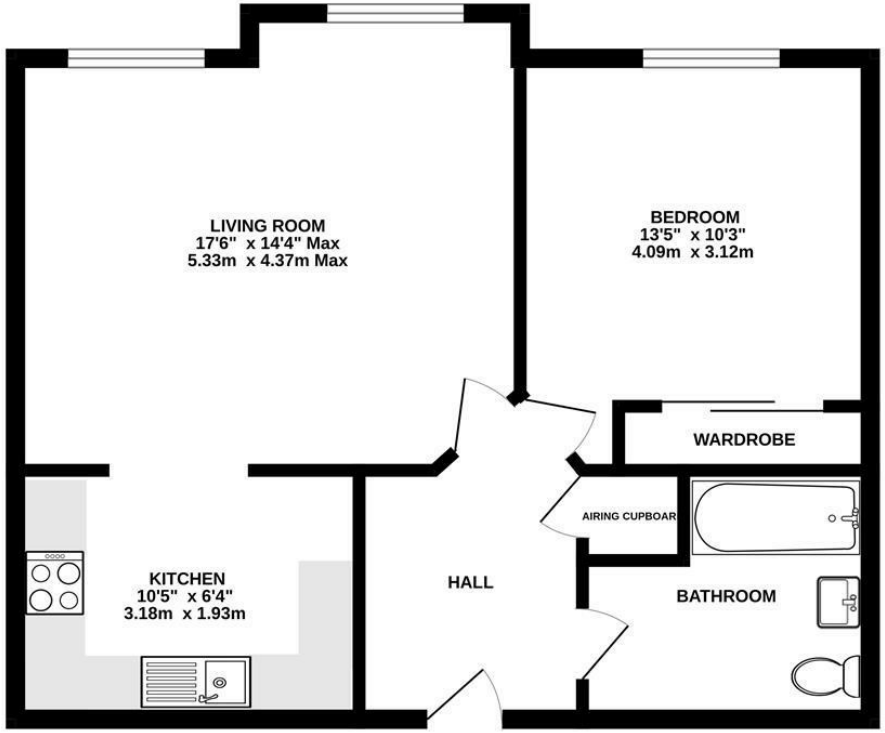
Location
Newent originally called Noent is a small market town about 8 miles north west of Gloucester, on the northern edge of the Forest of Dean. The town includes a half-timbered market house, plus other houses of historical nature and Newent Lake a large picturesque lake in the centre of the town, originally part of the Newent Court Estate is the 'jewel of the town'. Newent is served by three schools, all within the town, a doctors surgery and dentist, Sports & Leisure Centre and various churches of different denominations. With excellent motorway links to the M50 & M5. The property is also within driving distance of the local award winning Three Choirs vineyard with bar and restaurant as well some excellent garden centres including Three Shires. There are plenty of local rural walks and a cycle routes close by that incorporates both the Newent and Ledbury "loops".

Material information
Tenure: Leasehold. 107 years remaining. 125 years (from 2008)
Management charges are currently £1093.80 half yearly with the ground rent at £550pa
Council tax band: A
Local authority and rates: Forest of Dean District Council (£1688.58 2026/27)
Electricity supply: Mains (metered)
Water supply: Mains (metered)
Sewerage: Mains
Heating: Mains gas (metered)
Broadband speed: Basic 18 Mbps, Ultrafast 80 Mbps
Mobile phone coverage: EE, Vodaphone, Three, O2





FLOORPLAN

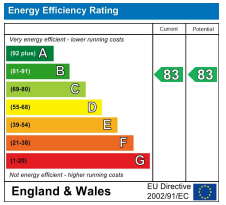


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

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.



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