24 Stokes Mews, Newent GL18 1EU

Offers In The Region Of £105,000

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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
Access through the communal entrance which has the house managers office and doors through to the residents and visitors lounge which has a kitchenette and ample seating area. There is a lift access and stair case to the first floor where the apartment is located.

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
Range of matching base and eye level units with laminated worktops and splashback. There is a built in electric double oven, four ring halogen hob with extractor fan over, one and a half bowl, stainless steel sink unit, integrated washer/dryer and a free standing fridge freezer.

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

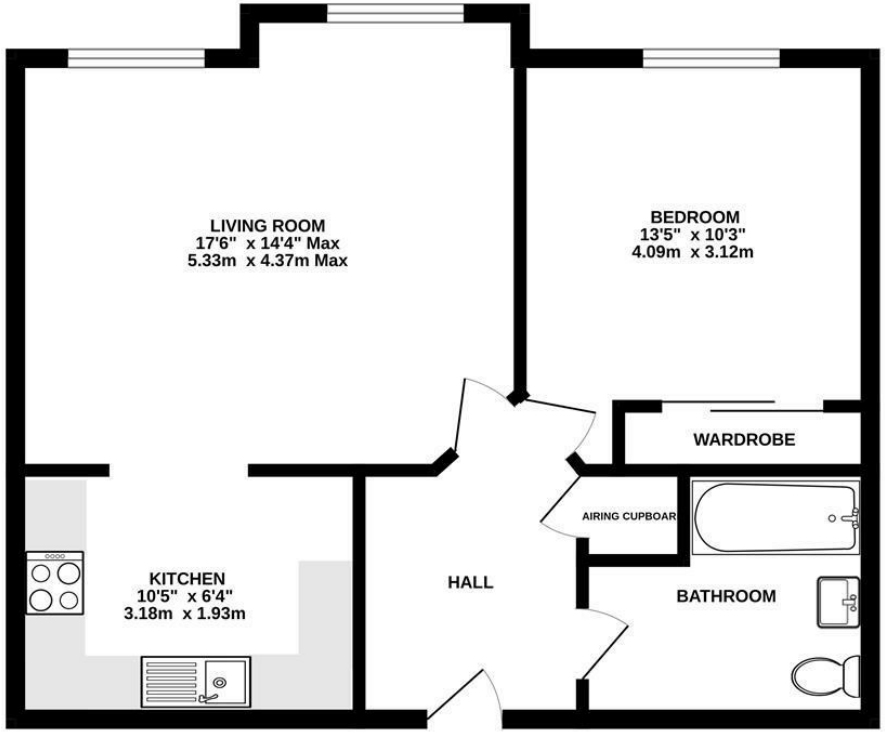
Bathroom
Modern white suite comprising bath with direct feed shower over, WC and wash basin. There is a chrome heated towel rail and an extractor fan.

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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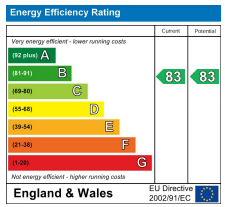
Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

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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