

46 Daffodil Court, Newent GL18 1TY

£129,950

naylor powell

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• Two bedroom retirement apartment • Close to local amenities • Shower room with laundry facility • Residents lounge and pleasant communal garden • No chain • EPC C77 • Forest of Dean District Council Tax band B - £1970.01 (2026/27)

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1 High Street, Newent, GL18 1AN

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Entrance Hall
Airing cupboard, further storage cupboard and doors leading off.

Living Room
Generous room with wall mounted electric fire, window to the front aspect and double doors into the kitchen.

Kitchen
The kitchen is well appointed with a range of wall and base units, complemented by worktop surfaces and a stainless-steel sink unit. Integrated appliances include a fridge, freezer, oven and hob. A window to the rear aspect allows plenty of natural light into the space.

Bedroom One
Built in wardrobe and window to front aspect.

Bedroom Two
Window to the front aspect.

Shower Room
Modern suite with double shower enclosure, WC and vanity wash basin. There is also plumbing for washing machine and a heated towel rail.

Outside
Communal parking (not allocated) leading to main entrance. Communal gardens to the side to be enjoyed by the residents.

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 125 years (from 2008) with 108 years remaining
Management charges are currently £4600.20 per annum with the ground rent at £495pa (both half yearly charges paid in advance March and September respectively).
Local authority and rates: Forest of Dean District Council Tax Band B £1970.01 (2026/27)
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Electric
Broadband speed: Basic 18 Mbps, Ultrafast 80 Mbps
Mobile phone coverage: EE, Vodaphone, Three, O2





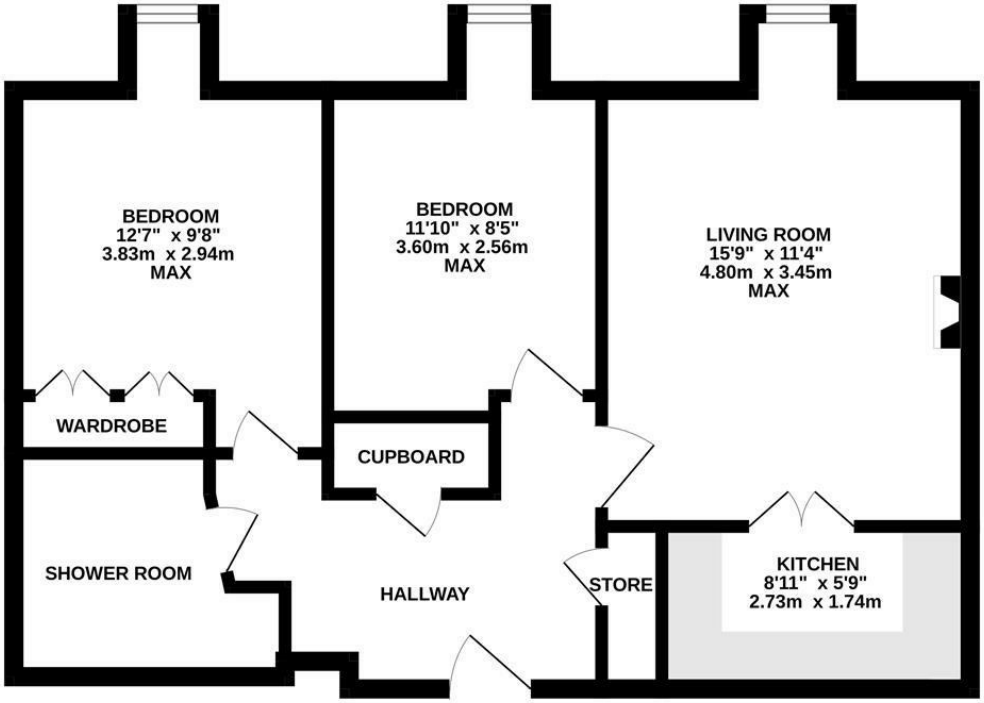








GROUND FLOOR



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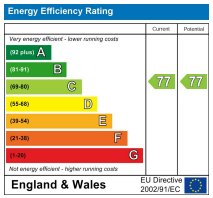
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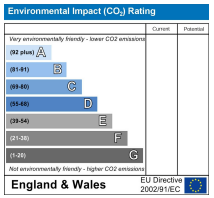
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Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.





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