



**44 Daffodil Court, Newent GL18 1TY**

**£139,950**



## 44 Daffodil Court, Newent GL18 1TY

• Beautifully renovated retirement apartment • Two bedrooms • Located on the second floor • Shower room • Communal gardens and parking (not allocated) • EPC C74 • Forest of Dean District Council, Tax Band B

**£139,950**



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### Entrance Hall

Hallway with doors off, a large storage cupboard with shelves, and a cupboard housing the hot water cylinder.

### Living Room

Light and airy lounge, feature fireplace surround inset electric coal effect fire, window, radiator. Doors to the kitchen.

### Kitchen

Range of newly fitted base and eye-level units with worktop space, built-in oven, hob, tiled splashback, integrated fridge and freezer and window to the front.

### Bedroom One

Built in mirrored front wardrobes, window, radiator.

### Bedroom Two

Window, radiator.

### Shower Room

Suite comprising a corner shower cubicle, WC, heated towel rail, and wash hand basin. Hard wearing vinyl flooring and wall tiles.

### Outside

Communal parking (not allocated) leading to main entrance. Communal gardens to the side.

### 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. Newent is served by three schools, a doctor's surgery, a dentist, Sports & Leisure Centre. Excellent motorway links to the M50 & M5.

### 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).

Council tax band: B

Local authority and rates: Forest of Dean District Council Tax Band B £1970.01 (2026/27)

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

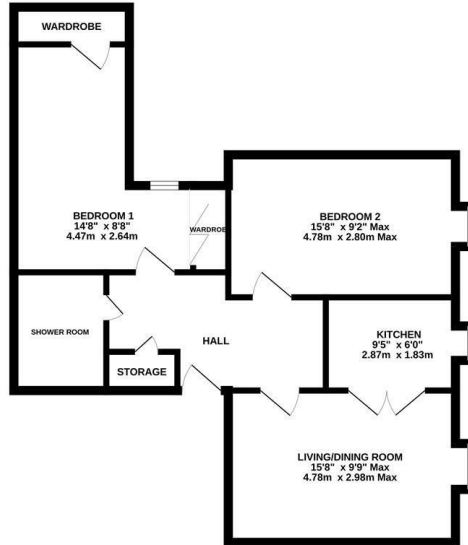
Heating: Electric

Broadband speed: Basic 18 Mbps, Ultrafast 80 Mbps

Mobile phone coverage: EE, Vodafone, Three, O2



GROUND FLOOR  
640 sq.ft. (59.5 sq.m.) approx.



TOTAL FLOOR AREA: 640 sq.ft. (59.5 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows, cupboards and other items are approximate and not guaranteed to plan for any price. Prospective purchasers should not rely on this plan for identification purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown here are not tested and no guarantee as to their operability or efficiency can be given. Made with Merge3D/2020.

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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.

