



46 Daffodil Court, Newent GL18 1TY
£129,950



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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)

£129,950



1 High Street, Newent, GL18 1AN

01531 828970

newent@naylorpowell.com

www.naylorpowell.com

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

Well appointed with a range of base and wall mounted units with work surfaces, stainless steel sink unit, built in appliances including fridge, freezer, oven and hob. Window to rear aspect.

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

Material Information

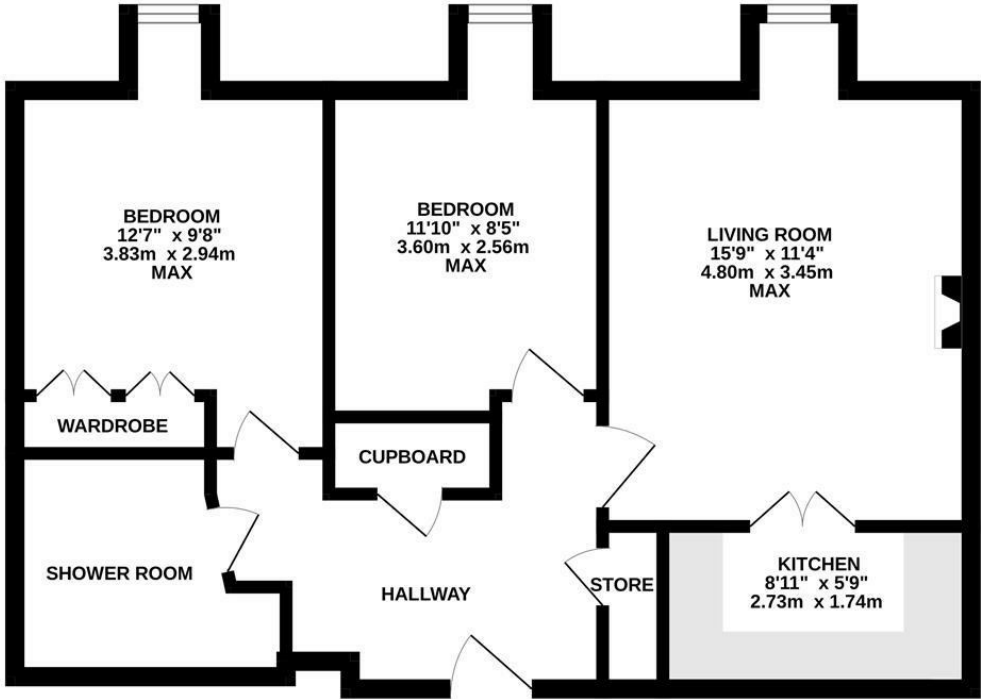


Tenure: Leasehold 125 years (from 2008)
with 108 years remaining
Management charges are currently
£4600.20 per annum with the ground rent
at £495pa (both half yearly charges paid
in advance March and September
respectively).
Local authority and rates: Forest of Dean
District Council Tax Band B £1970.01
(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



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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1 High Street, Newent, GL18 1AN | Tel: 01531 828970 | Email: newent@naylorpowell.com | www.naylorpowell.com



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