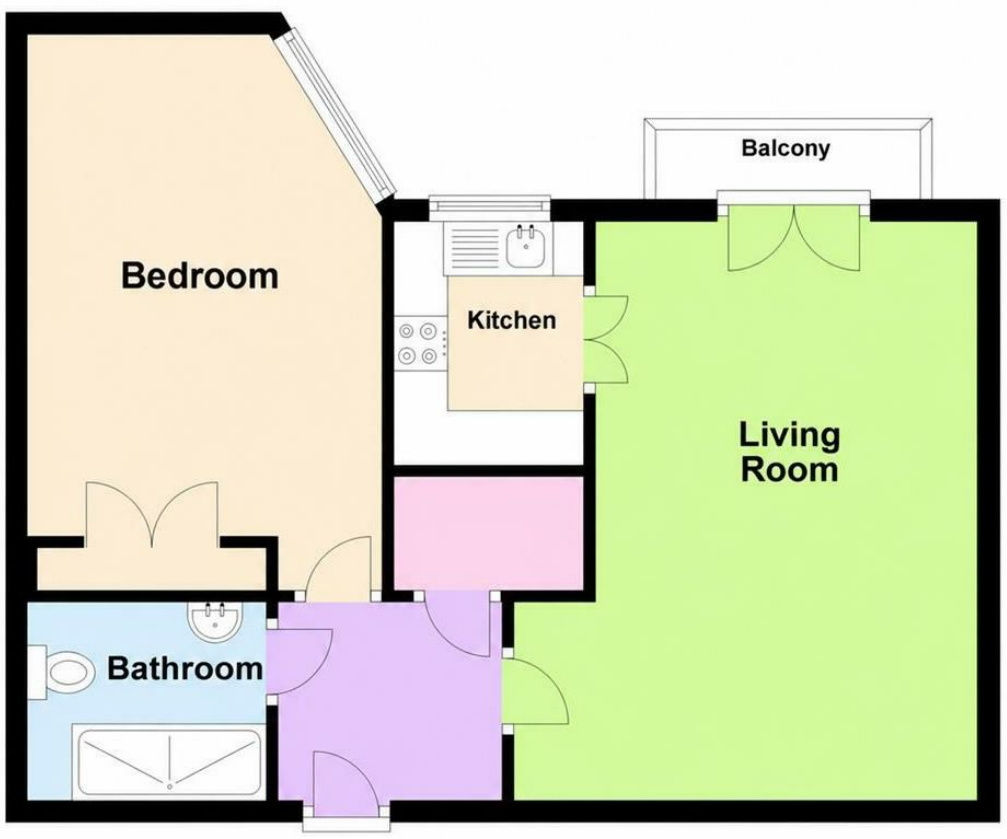
17 Daffodil Court
Newent GL18 1TY

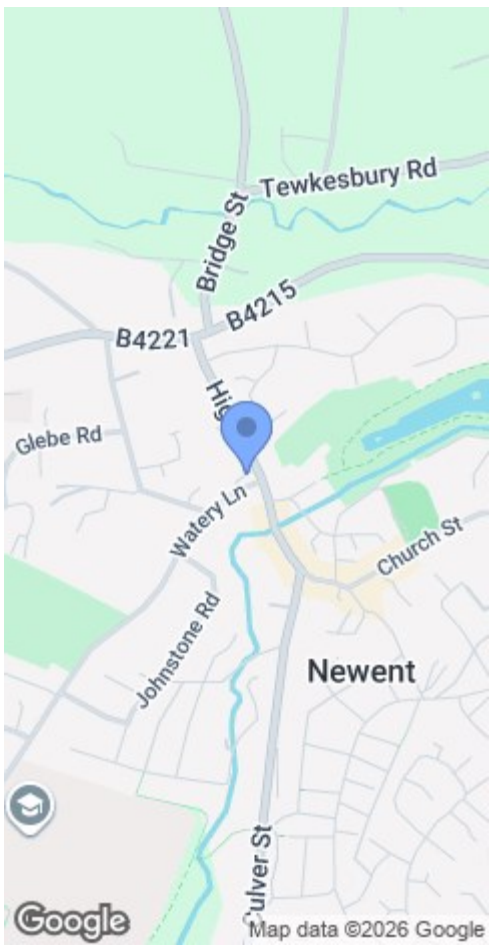
STEVE GOOCH
ESTATE AGENTS | EST 1985



Flat

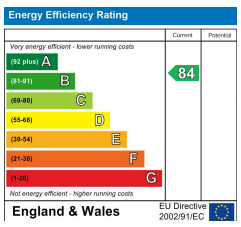
Approx. 51.3 sq. metres (551.8 sq. feet)

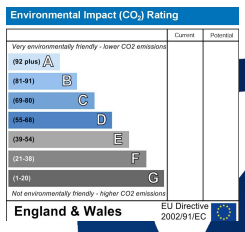




Total area: approx. 51.3 sq. metres (551.8 sq. feet)

This floor plan is for illustrative purposes only and is not to scale. Where measurements are shown, these are approximate and should not be relied upon. Total square area includes the entirety of the property and any outbuildings/garages. Sanitary ware and kitchen fittings are representative only and approximate to actual position, shape and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from Evolve Partnership Limited. All rights reserved. Plan produced using PlanUp.





MISREPRESENTATION DISCLAIMER

All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.

Guide Price £75,000

A WELL PRESENTED ONE BEDROOM FIRST FLOOR RETIREMENT APARTMENT FOR THE OVER 60'S having LOUNGE / DINER with JULIET BALCONY, FITTED KITCHEN, BEDROOM and SHOWER ROOM, NEWLY FITTED CARPETS THROUGHOUT, COMMUNAL GARDENS and RESIDENTS LOUNGE, all being offered with NO ONWARD CHAIN, within EASY WALKING DISTANCE to the HISTORIC MARKET TOWN OF NEWENT.

Newent itself offers a range of shops, supermarkets, a primary and secondary school, churches of various denominations, health, sports and community centres and library. Sporting and leisure facilities within the area include a choice of golf clubs, various forms of shooting and fishing, a dry ski slope, and active sporting teams such as football, rugby and cricket.

The bustling cathedral city of Gloucester is approximately 10 miles distance and the Cheltenham Spa town (the home of the Cheltenham Festival and Gold Cup) approximately 17 miles distance for more comprehensive facilities. The historic market towns of Ross-on-Wye, Ledbury and Monmouth are all within easy driving distance and the idyllic and picturesque villages within The Cotswolds are also a must to explore!

With a choice of many countryside walks including the renowned May Hill and The Malvern Hills, and the Forest of Dean with its sprawling woodlands and outdoor activities, the River Wye with all its water activities, all too within easy driving distance, the property is ideally situated and caters for all.

There are a wide choice of schools available with local primary and secondary schools in Newent and independent schools in Malvern, Monmouth, Cheltenham and Gloucester.

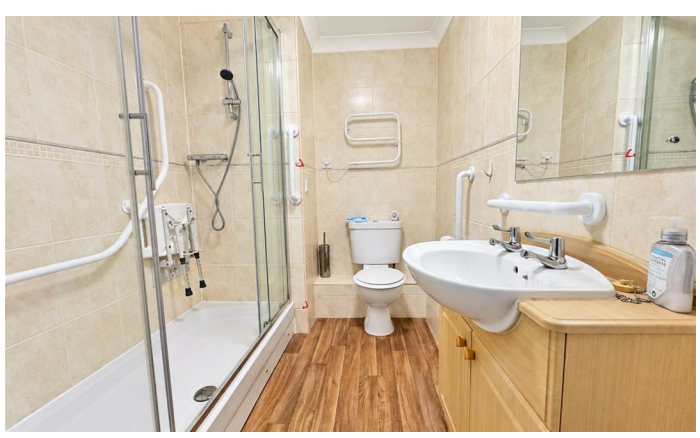
Access can be gained to the M50 motorway (junction 3) approximately 3.5 miles away. The M50 connects you to the M5 motorway linking Midlands, North and South. The M50 takes you to Wales, Monmouth and Cardiff. Train Stations with access to all major cities including London can be found at Ledbury and Gloucester.

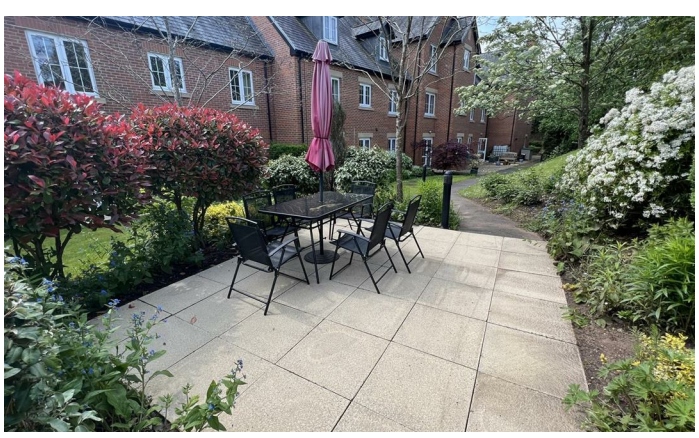














Enter via door into:

ENTRANCE HALL
7'0 x 5'6 (2.13m x 1.68m)
Door to airing cupboard with hot water tank with shelving and storage space, consumer unit. Door to:

LOUNGE / DINER
17'5 x 11'7 (5.31m x 3.53m)
Telephone point, night storage heater, front aspect French doors with Juliet balcony with views towards the town centre. Glazed French doors lead into:

KITCHEN
9'0 x 5'8 (2.74m x 1.73m)
Range of base and wall mounted units with laminated worktops and tiled splashbacks, single drainer stainless steel sink unit, newly fitted integrated fridge / freezer, integrated four ring hob with extractor fan over, oven, front aspect window.

BEDROOM
14'4 x 11'1 (4.37m x 3.38m)
Built-in wardrobe accessed via concertina mirrored doors, electric room heater, side aspect window.

SHOWER ROOM
7'1" x 6'0" (2.18m x 1.83m)
Double shower cubicle accessed via sliding glazed screen with pull down disability seat, built-in detachable shower system, WC, vanity wash hand basin with cupboard below, electric room heater, Dimplex fan heater, extractor fan.

AGENT'S NOTE
Probate is yet to be applied for.

Ground rent payable of £424 per annum. Service charge payable of £3,328 per annum.

SERVICES
Mains water, electricity and drainage.

MOBILE PHONE COVERAGE / BROADBAND AVAILABILITY
It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

WATER RATES
Severn Trent - to be confirmed.

LOCAL AUTHORITY
Council Tax Band: A
Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

TENURE
Leasehold. 125 years from 01/01/2008, 106 years remaining as at 2026.

VIEWING
Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS
From our Newent office, turn left onto Watery Lane where the access to Daffodil Court can be found via wrought iron gates on the right hand side.

PROPERTY SURVEYS
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).