

Daffodil Court, Newent GL18 1TY

£77,000

naylor powell

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• Retirement apartment (with lift) • Manager and 24 hour care line • Communal lounge/garden • Parking available • Guest suite available • NO ONWARD CHAIN • EPC B87

£77,000

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1 High Street, Newent, GL18 1AN

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Accommodation

The entrance hall has various doors leading off into the lounge, bedroom, bathroom and large utility space. The spacious lounge has a double glazed window to the side elevation and wall mounted electric fire. Doors lead through to a modern fitted with a range of matching base and wall mounted units, benefiting from integrated appliances to include cooker, hob, fridge and freezer and with a double glazed window to the side elevation. The bedroom has mirror fronted fitted double wardrobes and a double glazed window to the side elevation. The bathroom comprises of a bath with shower over, low level w.c and wash hand basin.

Outside

Outside is a car park via gated entrance (no allocated spaces) and communal garden to the side on the development.

Location

Daffodil Court, built in 2008, comprises of a total of 46 apartments ideal for those looking to continue their independence within an active and secure community. Benefiting from shared gardens, communal lounge, laundry and guest facilities. The complex holds regular social activities including weekly coffee mornings, fish and chip evenings alongside social events including trips to the theatre. Residents within the property must be over the age of 60 years with any second resident in the apartment being over the age of 55 years. Ideally located close to the Health Centre and town amenities.

Material Information

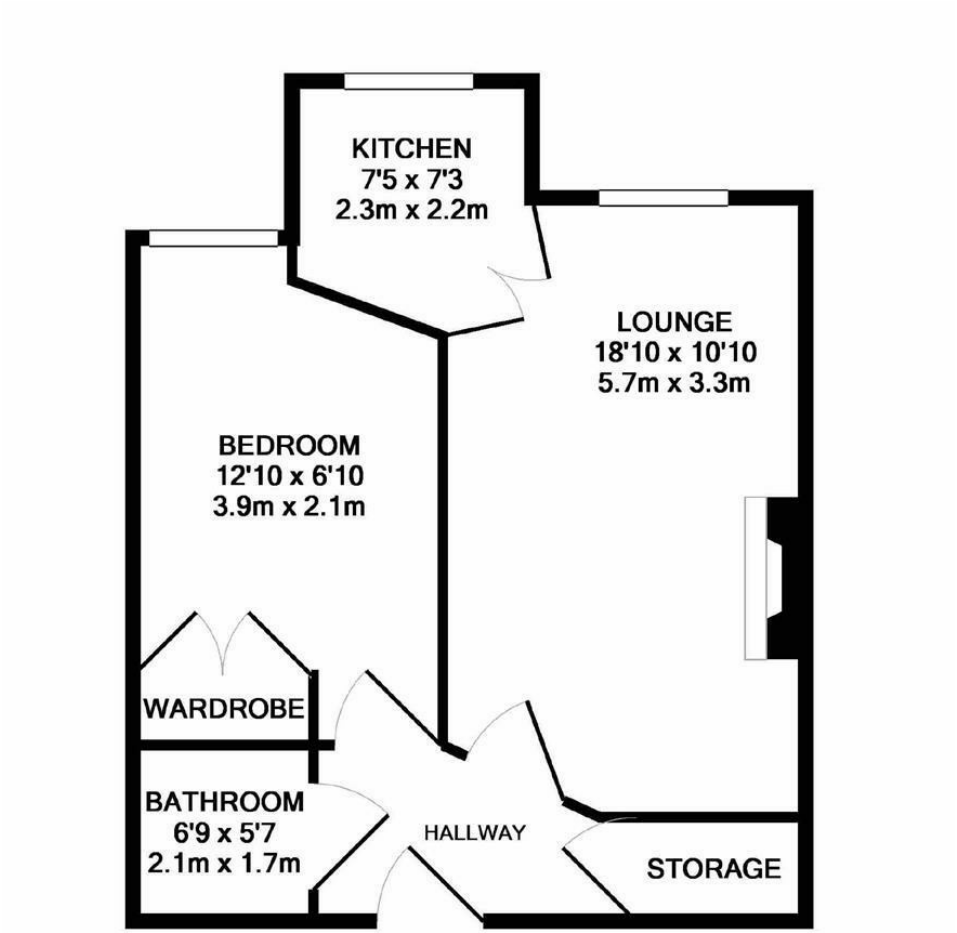
Tenure: Leasehold 125 years (from 2008)
Management charges are currently £3066.80pa with the ground rent at £495pa (both half yearly charges paid in advance March and September respectively).
Council tax band: A
Local authority and rates: Forest of Dean District Council Tax Band A (£1688.58 2026/27)
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

Directions

From the centre of Newent turn left into Watery Lane and Daffodil Court will be located on the right hand side.







Whilst every attempt has been made to ensure the accuracy of the floor plan 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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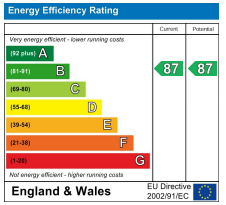
Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

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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