



15 Daffodil Court, Newent GL18 1TY

£99,950



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- Ground floor one bedroom apartment
- over 60's retirement complex
- Popular market town location
- Walking distance to local amenities
- Communal areas to include laundry room and residence lounge
- EPC B83
- Tax Band A

£99,950

Entrance Hall

Door into storage/airing cupboard with hot water tank and consumer units, slatted shelving and storage space.

Living Dining Room

Carpeted throughout with feature electric fireplace. Window to front elevation over looking Newent High Street.

Kitchen

Ample storage in a range of floor and eye level units accompanied by integrated appliances to include fridge, freezer, electric oven, four ring electric hob and countertop dishwasher.

Shower Room

White suite to include, WC, wash hand basin and shower cubicle with tiled surround.

Bedroom

Built in wardrobe with mirrored doors. Window to front elevation.

Outside

Outside to the front of the development is a car park and to the rear are the communal gardens which have been pleasantly landscaped and enjoy mature beds and borders.



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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 shared gardens, communal lounge, laundry and guest facilities the complex holds regular social activities. 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.

Material Information

Tenure: Leasehold 125 years (from 2008)

Management charges are currently £1,533.40 pa with the ground rent at £425 pa.

Council tax band: A

Local authority and rates: Forest of Dean District Council Tax Band A (£1525.80 2024/25)

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

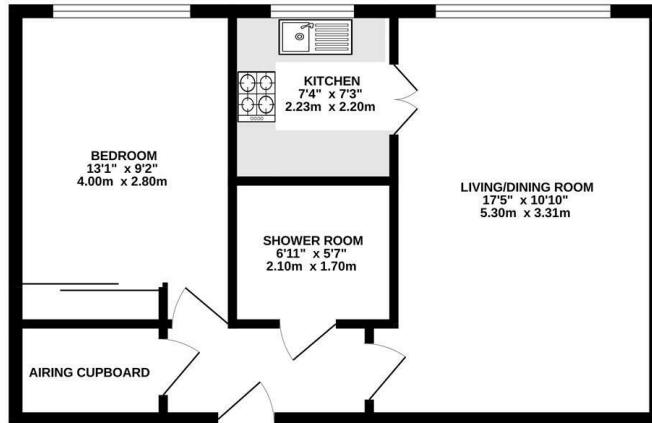
Heating: Electric

Broadband speed: Basic 18 Mbps, Ultrafast 80 Mbps

Mobile phone coverage: EE, Vodafone, Three, O2



GROUND FLOOR



25 DAFFODIL COURT GL18 1TY

Whilst every effort has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The dimensions shown are approximate and have not been tested and no guarantee as to their operability or efficiency can be given.
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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.

