

29 DAFFODIL COURT NEWENT GLOUCESTERSHIRE GL18 1TY

Pughs

ESTATE AGENTS & VALUERS

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- Retirement Apartment
- Two Bedrooms
- First Floor with Lift
- Central Town Location
- Energy Rating B
- No Chain

Offers in the region of £165,000

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher this number, the lower your carbon dioxide (CO₂) emissions are likely to be.

The average energy rating and score for a property in England and Wales are D (60).

Breakdown of property's energy performance

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor

29 Daffodil Court, Newent, Gloucestershire, GL18 1TY

29 Daffodil Court is a spacious two bedroom first floor retirement apartment situated in a gated development benefitting from communal gardens, house manager, 24 hour care line and lift. No Chain

DAFFODIL COURT

Daffodil Court is situated in Newent, Gloucestershire in a central position on the High Street. Built in 2008, it comprises of 46 one and two bedroom Retirement Living apartment and is ideally located close to shops and amenities, which include a doctors' surgery, health centre, library, supermarkets, butchers, florists, coffee shops and restaurants.

Visiting management staff (House Manager works 10am to 4pm), Non-resident management staff (part time) and Careline alarm service. The facilities include Lift, Residents Lounge, Residents Laundry Room, Guest facilities and Garden.

SECURE COMMUNAL ENTRANCE

Stairs and lift giving access to the first floor.

ENTRANCE TO FLAT

Timber door to

HALLWAY

Electric heater, access to airing cupboard, 24 hour alarm pull cord

KITCHEN 3.7M X 2.5M (12'2" X 8'2")

Comprising fitted wall and base units incorporating stainless steel sink unit and drainer, space and plumbing for appliances, four ring electric hob with extractor over, electric oven, integral fridge, electric heater, access to loft

LOUNGE 3.7M X 3.5M (12'2" X 11'6")

Electric heater

BEDROOM TWO 3.6M X 3.9M (11'10" X 12'10")

Electric heater

MAIN BEDROOM 4.1M X 3.6M (13'5" X 11'10")

Built in wardrobe, electric heater, access to loft

BATHROOM

White suite comprising W.C, hand basin in vanity unit, bath with shower over, tiled walls, heated towel rail, 24 hour alarm pull cord

OUTSIDE

Daffodil Court stands in good sized attractive communal gardens with several seating areas including a feature terrace. There is also a residents car park.

SERVICES

We understand from the Vendor that mains water, electricity and drainage are connected to the property. Telephone subject to BT connection regulations.

COUNCIL TAX

BAND A. Rates payable £1,282.05 (2020/2021)

(Forest of Dean District Council 01594 812532)

VIEWING

Strictly by appointment with the sole agents Pughs. Tel. 01531 631122

Out of office hours 07836 320330 James Pugh

TENURE

We are advised (subject to legal verification) that the property is Leasehold. The property is held on a 113 year lease from 2008. Service charges are believed to be currently £3,169.68 with the ground rent at £495.00 per year (both half yearly charges paid in advance 1st March and 31st August respectively).

ANTI MONEY LAUNDERING REGULATIONS

To comply with anti money laundering regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale

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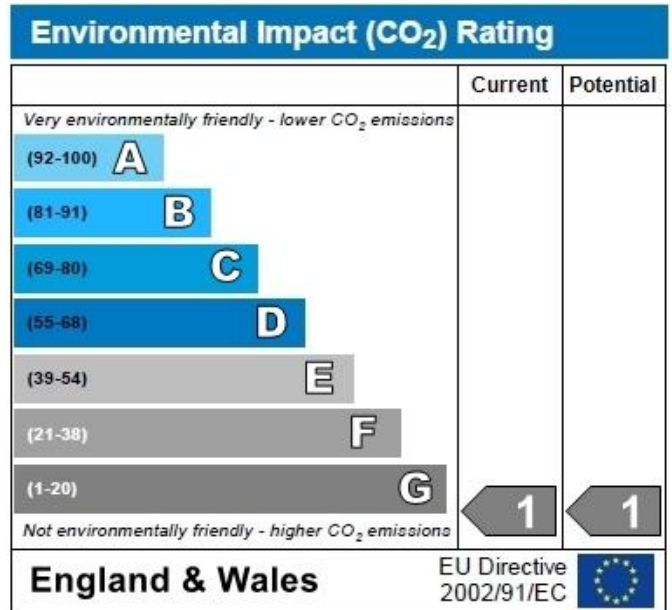
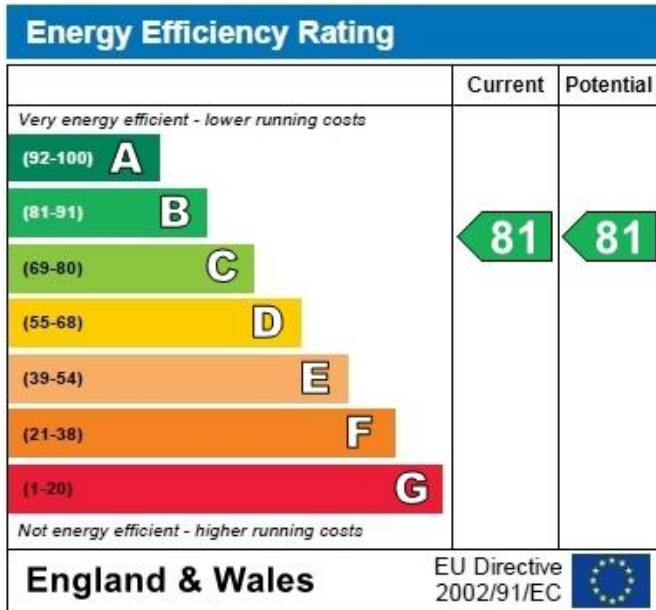
LOCATION MAP



FLOOR PLAN



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DIRECTIONS

From Newent High Street on the B4216 turn left into Watery Lane where the entrance to Daffodil Court will be found on the right hand side.



For clarification we wish to inform prospective purchasers/tenants that we have prepared these particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters, which are likely to affect your decision to buy/rent, please contact us before viewing the property.

Pughs, for themselves and for the vendors or Lessors of this property, whose Agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of the agent has any authority to make or give any representation or warranty whatever in relation to this property.

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