



Harrison Close, Newnham
OIRO £165,000

A stylish and recently refurbished apartment | Leasehold **SSTC**

At first glance

In detail

A completely refurbished, stylish, first floor, one bedroom apartment offering spacious open plan living accommodation and boasts a balcony with river views, a private enclosed garden and allocated parking.

The internal floor area comprises entrance hall, master bedroom, shower room and open plan kitchen/lounge. Externally, the garden is accessed via a communal area and is a perfect space to be customised by the purchaser.

Coming through the communal hallway, the stairway has beautiful views overlooking the River Severn and leads to the front door and a storage room outside the flat. Through the entrance hall, there's a shower room and a master bedroom. The open plan kitchen/lounge and diner has a modern yet cosy feel and is a perfect space for what you need. Double glazed sliding doors lead to the balcony which overlooks the private outside area and the views of the popular village of Newnham and the Severn.

The village of Newnham is a perfect rural area located in the Royal Forest of Dean, west Gloucestershire. The River Severn lies on the edge of Newnham and is an idyllic location, to the views from the flat and to the walks alongside the river are all a bonus towards the property. Newnham has a village shop, coffee shop, church, Severn way walks, pubs, nail shop, dog grooming parlour and hairdresser. A wider range of facilities are also available throughout the Forest of Dean including an abundance of woodland and river walks. The Severn crossings and M4 towards London, Bristol and Cardiff are easily reached from this area along with the cities of Gloucester and Cheltenham for access onto the M5 and the Midlands.

Tenure: Leasehold (999 years)
Ground Rent: £25 per year

Building insurance per year circa £338.69 (2023)
Annual return fee .£5.00 per year
999 years from 1990

Parking options: Off Street
Garden details: Private Garden





Entrance hall

Access to loft, storage room. Varnished wood style LVT flooring throughout.

Hall

Communal hallway, stairs to the first floor. Over looking fenced and private outside area with some storage space outside front door with views looking over the River Severn.

Lounge/diner

w: 11' 3" x l: 25' 7" (w: 3.43m x l: 7.8m)

Double glazed window to front overlooking the car park. Double glazed sliding doors open onto a perfect summer spot with mosaic tiles and gorgeous views over the River Severn.

Kitchen/lounge

w: 7' 2" x l: 14' 4" (w: 2.18m x l: 4.37m)

Open plan kitchen overlooking the lounge/diner with a matching wall and base storage units, sink unit, space for freestanding American style fridge freezer, integrated washing machine, induction hob, integrated dual raised electric oven (which will be taken by current vendors), extractor hood, two double glazed windows to front. A well equipped space with a neutral, easy to the eye colour scheme and Cotswold green tiles. Recently installed gas combi Boiler.

Bedroom 1

w: 10' 11" x l: 11' 4" (w: 3.33m x l: 3.45m)

Double glazed window to rear, built in wardrobe with mirrors and plenty of storage to add all essentials into the flat. Plenty of room for a double bed and additional furniture. Radiator underneath the window. Views overlooking the village of Newnham.

Bathroom

Large walk in shower cubical, low level WC, wash hand basin, gorgeous grey stoned tiled walls, floor to ceiling silver radiator, Storage space underneath sink and mirror with a light up system.

Outside

One allocated parking space, storage cupboard, rear garden with a variety of shrubs and a sun trap area which is the perfect spot to sit back and soak up the sun's warmth, all fully enclosed by a fenced boundary and a gate providing access to and from the property.

Services

Mains services connected to include gas, electric and drainage.

Vehicle parking

One allocated parking space to front.

Rates

Council Tax: A

Building Insurance: £338.69 (2022 - 2023)

Ground Rent: 999 year lease. First 333 years - £25 a year. Next 333 years - £50 a year. Last 333 years - £100 a year.

£5 a year for accounts being audited.





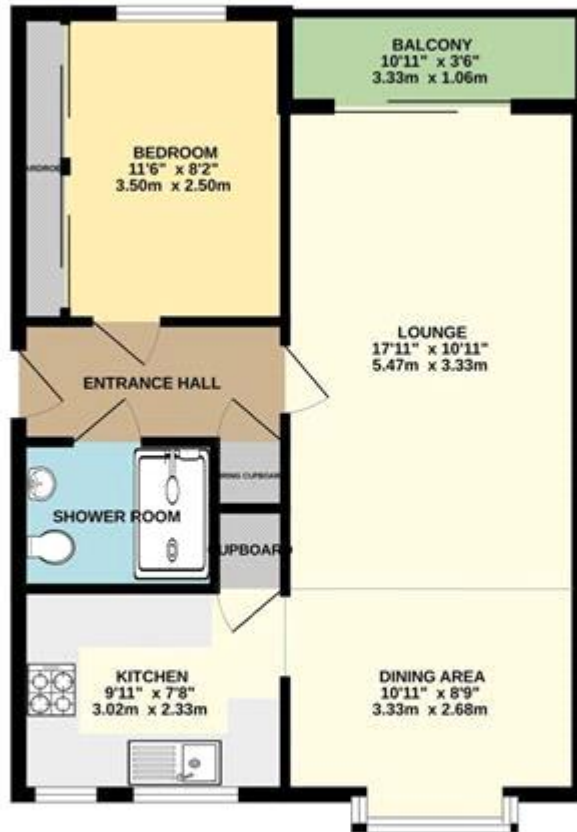
Town and Country



Commercial

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

GROUND FLOOR
575 sq.ft. (53.4 sq.m.) approx.



TOTAL FLOOR AREA: 575 sq.ft. (53.4 sq.m.) approx.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		75	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.