



Flat , Unlawater House, Unlawater Lane, Newnham
£175,000

1 bedroom flat for sale | Leasehold

At first glance

- 1 bedroom
- Close to local amenities
- Communal areas
- Courtyard garden
- Ground floor
- Off-road parking
- River Severn Views
- Within walking distance to Newnham-on-Severn

In detail

A rare opportunity to acquire a bay fronted one bedroom, ground floor apartment within the impressive Grade II listed Unlawater House and offered with no onward chain.

Being situated on the ground floor with both a communal and its own private entrance, this unique property offers the perfect solution for the prospective buyer who want a more manageable and easily accessible space within the Village of Newnham.

The apartments floor area is set over the ground floor and comprises, entrance hall from main entrance, living room, bedroom, bathroom and a kitchen.

Located in the heart of the historic village of Newnham, which sits on the banks of the River Severn and is rich with history dating back to Roman beginnings. This picturesque hamlet now offers great opportunities for all age groups, with a range of amenities to include a village shop, library, galleries, cafe and pub.

A wider range of facilities 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.

Council Tax Band: B (Forest of Dean District Council)

Tenure: Leasehold (999 years)

Parking options: Off Street

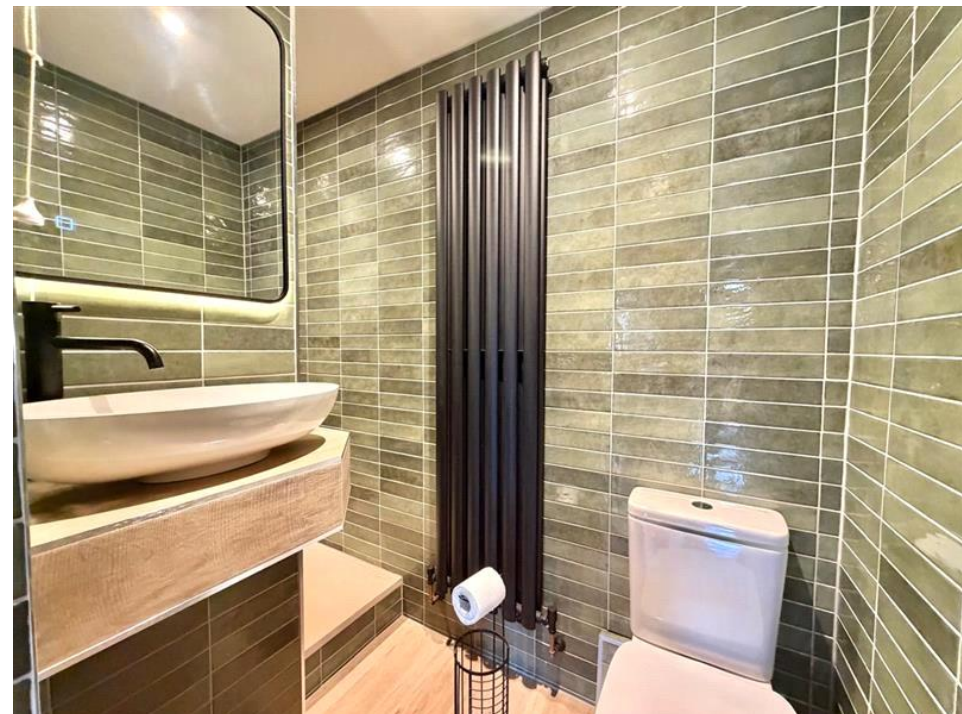
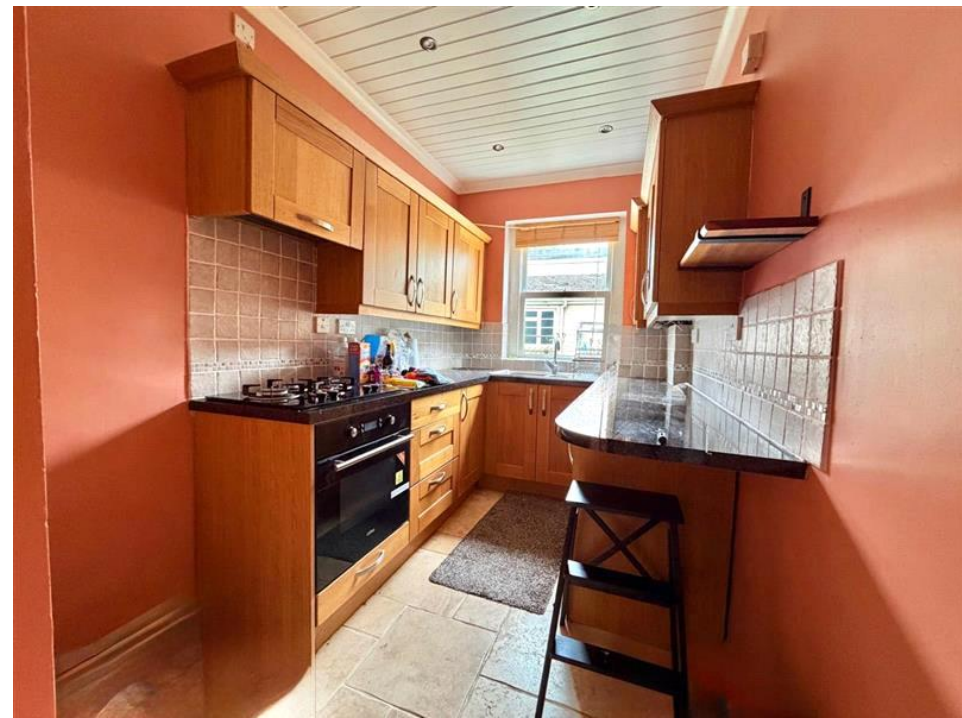
Garden details: Communal Garden

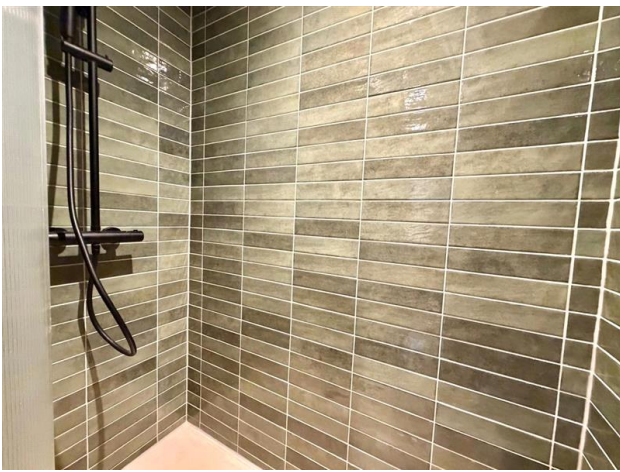
Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains





Access

Access to the property comes through into a large and spacious room with wooden flooring, feature fireplace, and windows. This is a shared space with a door leading directly into the apartment.

Entrance hall

Access through to lounge, kitchen, bedroom and bathroom.

Lounge

Carpeted flooring, radiator, window to rear aspect, door to rear hall.

Kitchen

Fitted units at eye and base level with worktop space, integrated oven with gas hob, space for fridge freezer, sink unit with drainer, space and plumbing for washing machine, tiled splash backs, window to rear aspect, tiled flooring.

Bedroom 1

Carpeted flooring, radiator, window to rear aspect, built-in storage space.

Bathroom

WC, wash hand basin, walk-in shower enclosure, tiled walls, wood-effect flooring, chrome heated towel rail.

Outside

The property benefits from well-maintained shared garden space which is mainly laid to lawn with a variety of plants, shrubs and flowers which can be accessed and used by all residents in the building. There is also a rear courtyard which is a great space for sitting outside and relaxing, with space for personal plants and flower pots for those who like gardening.

There is allocated parking for the property.

Services

Mains water, electric, drainage and gas connected.

** The services and heating system, where applicable, have not been tested. **

Viewings

By prior appointment with Hills.

Rates

Council Tax Band: B

Please refer to https://www.counciltax.info/council/forest_of_dean for prices in the Forest of Dean and <https://www.gov.uk/council-tax-bands> for the Tax Band.

Water Rates

Severn Trent - to be advised.

Money Laundering Regulations

To comply with MLR, all prospective purchasers will be asked to produce ID documentation at the time of making an offer. We kindly ask for your cooperation during this.

Maintenance charge

£99.23 per calendar month - includes building insurance.





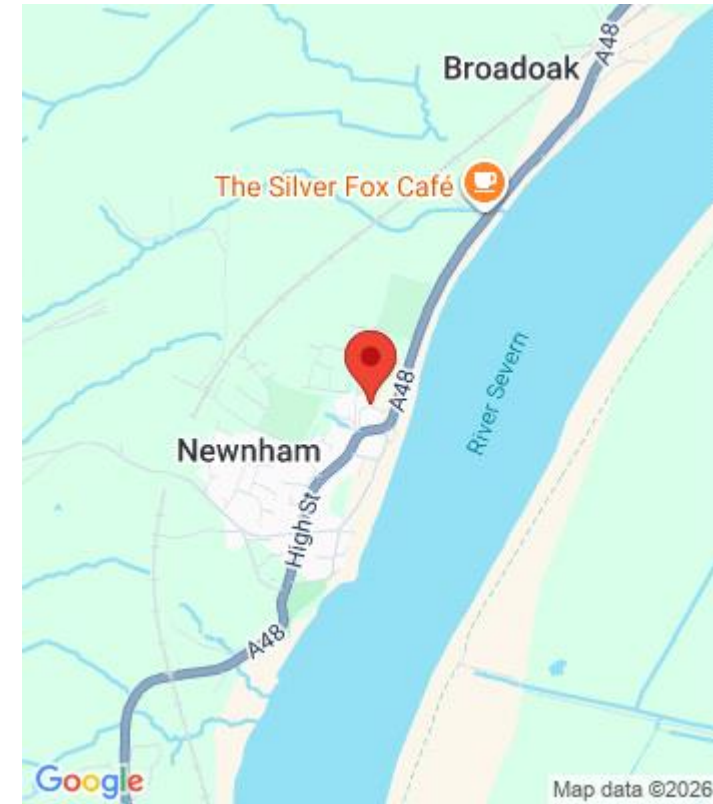
Town and Country



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
472 sq.ft. (43.8 sq.m.) approx.



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-) | A | | |
| (81-91) | B | | |
| (69-80) | C | 74 | 79 |
| (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.