



LEASEHOLD

£95,000



34 KINGS MEADOW COURT, LYDNEY, GL15 5JU

- **OVERLOOKING THE PARK**
- **FITTED KITCHEN**
- **LIFT**
- **EMERGENCY CALL SYSTEM**
- **DOUBLE GLAZING**
- **ONE BEDROOM FIRST FLOOR APARTMENT**
- **COMMUNAL LOUNGE, LAUNDRY AND REFUSE ROOM**
- **BATHROOM**
-

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A ONE BEDROOM FIRST FLOOR APARTMENT, WITH LIFT ACCESS, CLOSE TO THE TOWN CENTRE WITH ITS RANGE OF AMENITIES LYDNEY TOWN OFFERS A WIDE RANGE OF FACILITIES INCLUDING A VARIETY OF SHOPS, BANKS, BUILDING SOCIETIES AND SUPERMARKETS, AS WELL AS A SPORTS CENTRE, GOLF COURSE, HOSPITAL, DOCTORS SURGERIES, TRAIN STATION, PRIMARY AND SECONDARY SCHOOLS. 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.

ENTRANCE HALL :

Built-in storage cupboard, hot water tank, care line call system.

LOUNGE / DINING ROOM: 17' 4" x 12' 2" (5.28m x 3.71m)

heater, feature mock fireplace with coal effect electric fire (not tested), window to rear overlooking Lydney park.

KITCHEN: 7' 4" x 7' 0" (2.23m x 2.13m), Range of base and eye level storage units, worktop space incorporating single drainer stainless steel sink unit, swivel hot and cold tap over, integrated fridge, freezer, eye level oven, hob and extractor hood, window to rear.

BATHROOM: three piece suite, comprising of shower over bath, heated towel rail.

BEDROOM: 13' 5" (into wardrobes) x 9' 1" (4.09m x 2.77m) Fitted wardrobes and window to rear overlooking Lydney park.

SERVICES: Mains water, electricity and drainage. The services and central heating system, where applicable, have not been tested.



AGENTS NOTE: Residents must be over 55 years of age. Buildings insurance, water charge and care line system are included within the service charge. The House Manager is part time, Monday to Friday 9am – 3pm (except Bank Holidays), care line at all other times.

TENURE: Leasehold – 99 years from 2008. Maintenance charge approx £1,800.00 per annum. Ground rent £425.00 per annum payable ½ yearly.

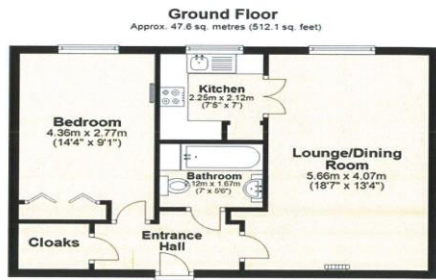
VIEWING: BY APPOINTMENT WITH THE OWNERS AGENTS.





IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition thereof. Intending Purchasers should make appropriate enquiries through their own solicitor and surveyor etc., prior to exchange of contracts.

01594 833333



Total area: approx. 47.6 sq. metres (512.1 sq. feet)



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

PASSIONATE
ABOUT
Property
SINCE 1982