



A vertical badge with a Union Jack at the top, followed by 'BRITISH PROPERTY AWARDS 2022', five stars, and 'GOLD WINNER' in a yellow box. At the bottom, it says 'ESTATE AGENT IN ROSS-ON-WYE'.



Flat 2 Valley Spring, Central Lydbrook, Gloucestershire,  
GL17 9PP

£610 Per Calendar Month

A row of icons representing property features: a bed icon with the number '1', a bathtub icon with the number '1', a sofa icon with the number '1', and a menu icon followed by the letter 'E'.



**Flat 2 Valley Spring, Central Lydbrook,  
Gloucestershire, GL17 9PP**

Located in the village of Central Lydbrook, this well-presented one-bedroom property is available to let. Situated on the first floor, the property offers a living room, bedroom, kitchen and bathroom and is well presented throughout.

The property is ideally positioned within the village, allowing easy access to local amenities and the stunning natural beauty that surrounds Lydbrook. This location is perfect for those who appreciate the tranquillity of village life, yet desire the convenience of nearby facilities.

**SPECIAL CONDITIONS**

No pets

**COUNCIL TAX**

Band 'A' Amount Payable £1,506.37 (2025)

**LOCAL AUTHORITY**

Forest Of Dean District Council 01594 8100000

**HOLDING FEE AND DEPOSIT**

A refundable holding deposit of £100 (or less if this exceeds the value of one weeks rent) will be taken to hold the property during the reference process. Assuming the tenancy goes ahead the amount paid will be applied to either the first months rent or deposit. Your holding deposit will be retained if you decide not to rent the property, give wrong or misleading information or cannot pass a 'right to rent' immigration check.

A deposit of 5 weeks rent will be required prior to the tenancy commencing.

**VIEWING ARRANGEMENTS**

Strictly by arrangement with the Letting Agents, Trivett Hicks, 53 Broad Street, Ross-on-Wye. Tel: (01989) 768666.

**N.B.**

These particulars do not constitute part or all of an offer or contract. All information contained within these particulars is given in good faith but should not be relied upon as being a statement or representation of fact. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to





check the position for you, especially if you are contemplating travelling some distance to view the property. None of the services or appliances mentioned in this brochure have been tested. We would recommend that prospective purchasers satisfy themselves as to their condition, efficiency and suitability before finalising their offer to purchase. All measurements are approximate and as such should be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. Any movable contents, fixtures and fittings, (whether wired or not) referred to in these property particulars (including any shown in the photographs) are, unless the particulars say otherwise, excluded from the sale. It should not be assumed that the property has all necessary planning, building regulation or other consents and these matters must be verified by an intending purchaser. Trivett Hicks has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. All statements contained in these particulars as to this property are made without responsibility on the part of Trivett Hicks, or the vendors or lessors.



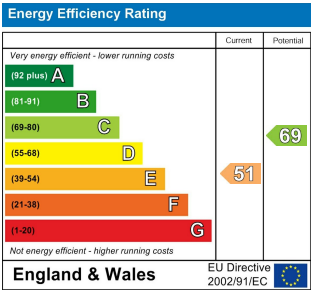
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Trivett Hicks (Ross-On-Wye) Office on 01989 768666 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



**BRITISH  
PROPERTY  
AWARDS  
2022**

**GOLD WINNER**

ESTATE AGENT  
IN ROSS-ON-WYE



**RELAX,  
YOU ARE IN  
SAFE HANDS**

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