



The logo for Toombs & Toombs Properties. It features a stylized house icon above the text 'TOOMBS & TOOMBS' in a large, bold, serif font. Below this, the word 'PROPERTIES' is written in a smaller, sans-serif font, followed by the tagline 'experts in property since 1982' in an even smaller font.

**TOOMBS
& TOOMBS**
PROPERTIES
experts in property since 1982

**34 Kings Meadow Court, Lydney,
Gloucestershire, GL15 5JU
Guide Price £99,950**



LEASEHOLD

Guide Price £99,950

A ONE BEDROOM FIRST FLOOR APARTMENT CLOSE TO THE TOWN CENTRE WITH ITS RANGE OF AMENITIES

Property Description

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 with hot water tank, care line call system, heat alarm.

LOUNGE/DINING ROOM: 17' 4" x 12' 2" (5.28m x 3.71m), night storage heater, window to rear overlooking Lydney park, feature fireplace with coal effect electric fire (not tested), telephone point, vertical blind.

KITCHEN: 7' 4" x 7' 0" (2.23m x 2.13m), window to rear, integrated fridge, built-in freezer, built-in oven and hob with extractor over, base and wall units, vertical blind.

BATHROOM: three piece suite, shower over bath, heated towel rail, care line pull cord.

BEDROOM: 13' 5" (into wardrobes) x 9' 1" (4.09m x 2.77m), window to rear overlooking Lydney park, vertical blind, mirror fronted wardrobes.

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 - 112 years remaining (2022). Maintenance charge approx £1,800.00 per annum. Ground rent £425.00 per annum payable ½ yearly.

COUNCIL TAX BAND: A

VIEWING: BY APPOINTMENT WITH THE OWNERS AGENTS.

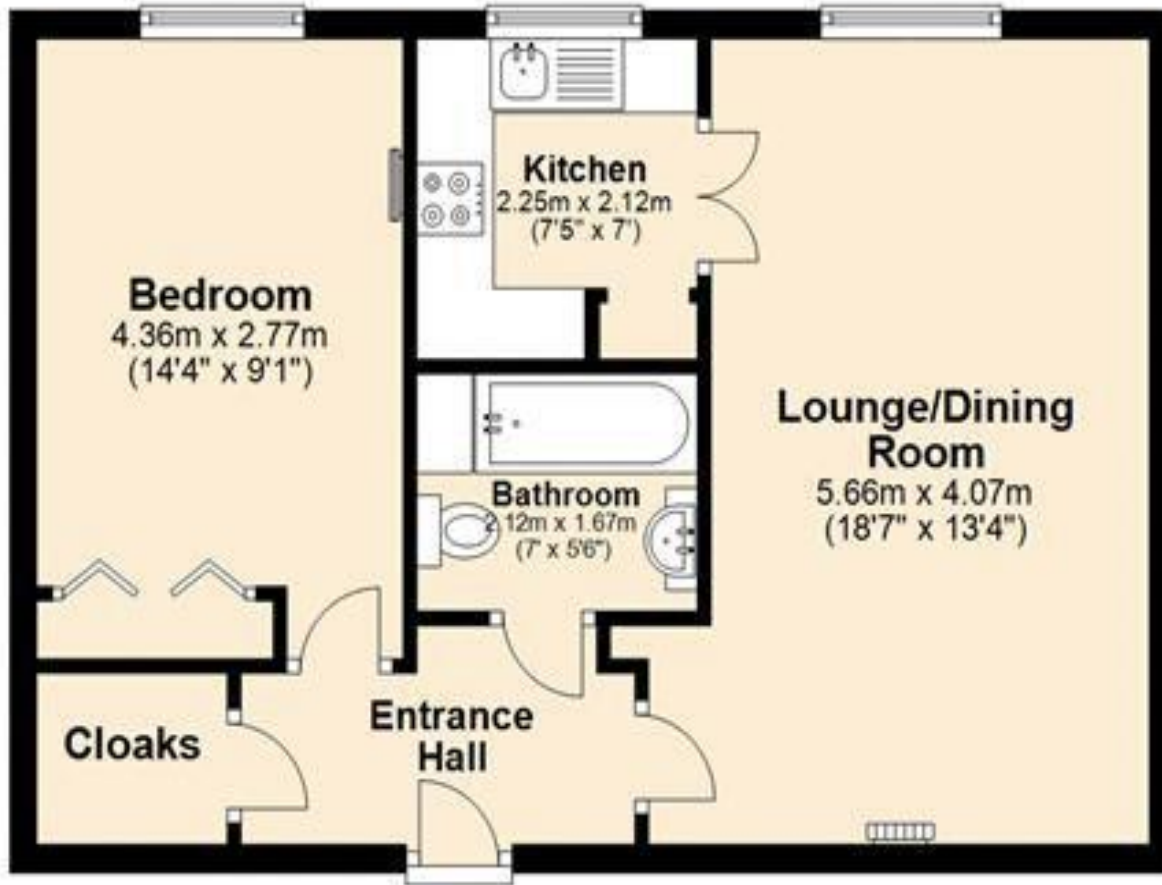
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Ground Floor

Approx. 47.6 sq. metres (512.1 sq. feet)



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

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B	81	81
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Not environmentally friendly - higher CO ₂ emissions		

These details are for guidance only and complete accuracy cannot be guaranteed. If there is at any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

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Residential, commercial & land sales



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