



4 Queens Meadow Court

, Lydney, GL15 5JX

60% Shared ownership £80,000



Dean Estate Agents offer for sale this impeccable ground floor apartment with a secure communal entrance, private entrance hall, Lounge, Kitchen, bedroom and bathroom with shower. There are large double glazed windows, electric heating, allocated off road parking, communal gardens, no through road and close to the town centre.

You will buy this home through the shared ownership scheme if you cannot afford all of the deposit and mortgage payments for a home that meets your needs. This is a 'High End' ground floor apartment - a turn key property that can be occupied immediately.

You buy a share of the property being 60% at £80,000. You will also pay a service charge as the property is Leasehold which in turn pays for cleaning, insurance and communal electric etc.



Entrance Hall;

With electric heater, heat alarm, coved ceiling, large storage cupboard with hot water tank and mains consumer unit.

Lounge;

With side aspect UPVC double glazed windows, double glazed doors, electric wall heater, coved ceiling, electric wall heater, TV point, coved ceiling and ample power points.

Kitchen;

With base units, wall cupboards, plumbing for washing machine, UPVC double glazed, electric cooker point with extractor hood and light over, coved ceiling, strip light, sink unit.

Bathroom;

White suite comprising of WC, wash hand basin, bath with mixer tap shower, aqua panelled walling, electric wall heater, wall mirror, vinyl flooring and coved ceiling.

Bedroom;

UPVC double glazed window to the front, electric heater, coved ceiling, built in double wardrobe. TV point.

Outside;

Communal gardens and allocated parking.

AGENTS NOTE;

There is a six monthly management fee due payable to First Port Management, who are responsible for the exterior maintenance of the building. The fee also

covers the buildings insurance etc.

You can take out a mortgage to buy your share or pay for it with savings. You'll also need to pay a deposit, usually between 5% and 10% of the share you're buying but please consult with your lender. You may be able to buy more shares, this is known as 'staircasing'.

Current costs other than a mortgage repayment:

Ground Rent - £85.00 each 6 months (Feb & Sept)
£1068.28 each 6 months which is the service charge.

Eligibility Check:

To purchase this property, it is normal for housing associations and the like to request that any interested parties should complete an ELIGIBILITY CHECK. This is a process of form filling and gives the owner assurance that you qualify for this type of property. This process will need to be instigated prior to any offer being accepted.

Directions;

From Lydney Town Centre, proceed towards Chepstow, taking the second turning on the left at Kings Buildings, proceed along this road and the property can be found on the right hand side.



Consumer Notes: Dean Estate Agents Ltd have prepared the information within this website/brochure with care and co-operation from the seller. It is intended to be indicative rather than definitive, without a guarantee of accuracy. Before you act upon any information provided, we request that you satisfy yourself about the completeness, accuracy, reliability, suitability or availability with respect to the website or the information, products, services, or related graphics contained on the website for any purpose.

These details do not constitute any part of any Offer, Contract or Tenancy Agreement.

Photographs used for advertising purposes may not necessarily be the most recent photographs, although every effort is made to update photographs at the earliest opportunity. Any reliance you place on such information is therefore strictly at your own risk. All photographic images are under the ownership of Dean Estate Agents Ltd and therefore Dean Estate Agents retain the copyright. You must obtain permission from the owner of the images to reproduce them.

Tenanted Property – we are not always able to show the most recent condition of a property due to tenants' privacy and we may choose to show the photographs of the property when it was last vacant to at least allow clients some idea of the internal condition. Therefore, we would of course, urge you to view before making any decisions to purchase or rent the property and before any costs.

Energy Performance Certificates are supplied to us via a third party and we do not accept responsibility for the content within such reports.

PRC Certificates – Some ex-local authority properties have been repaired in recent years using the PRC Scheme wherein a certificate has been produced by a qualified property engineer. This certificate does not imply the suitability for a mortgage approval and you must satisfy yourself of the work carried out that may meet your lenders criteria.

As with leasehold property or new build development sites, you are likely to be responsible for a contribution to management charges and/or ground rent or a contribution to the development service charge. Please enquire at the time of viewing.

You may also incur fees for items such as leasehold packs and, in addition, you will also need to check the remaining length of any lease before you complete a mortgage application form. Please ask a member of our team for any help required before committing to purchase a property and incurring expense.

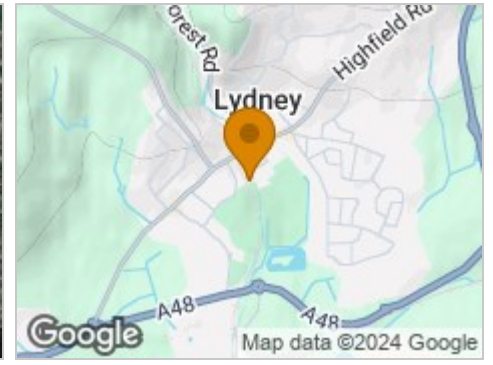
Road Map



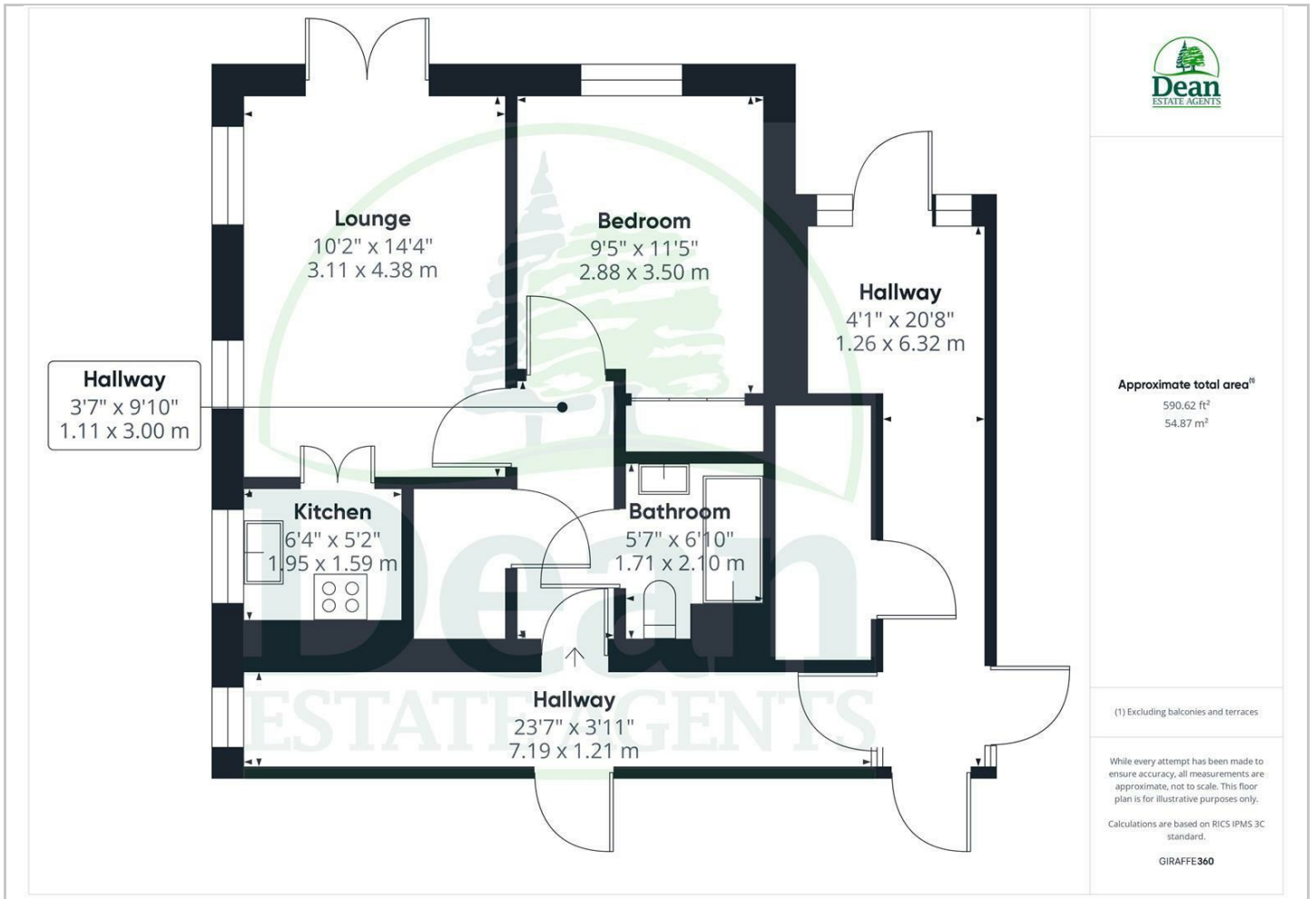
Hybrid Map



Terrain Map



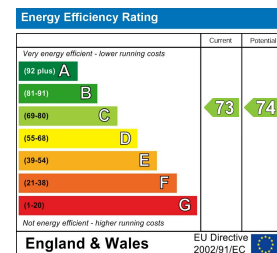
Floor Plan



Viewing

Please contact our Lydney Office on 01594 368202 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.