



21 Overstreet Green

Lydney, GL15 5GG

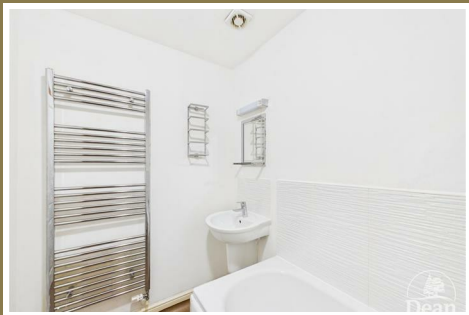
Offers In The Region Of £140,000



****VIRTUAL TOUR AVAILABLE**** Take a look at this spacious two bedroom ground floor apartment located at Overstreet Green, Lydney. The property boasts two double bedrooms, a kitchen/diner and separate living room which offers patio doors to the well maintained shared gardens and personal patio area.

The flat is designed to be spacious throughout, providing ample room for your personal touches and furnishings. Additionally, the property includes parking for one vehicle, a valuable asset in this area.

Conveniently located close to the train station, this flat offers excellent transport links, making it an ideal choice for commuters or those who enjoy exploring the wider region. Whether you are looking to buy or rent, this property presents a wonderful opportunity to enjoy modern living in a picturesque setting. Don't miss the chance to make this lovely flat your new home.



Entrance Hallway:

9'5 x 7'1 (2.87m x 2.16m)

Spacious entry hallway with storage cupboard, intercom system flat access with door to main entrance lobby.

Kitchen:

11'4 x 9'5 (3.45m x 2.87m)

Integrated four ring gas hob and oven with extractor hood over. Boiler cupboard with plumbing for washing machine one and a half bowl stainless steel sink & drainer. Tiled splash backs, Integrated dishwasher, Integrated fridge / freezer.

Living Room:

12'4 x 9'8 (3.76m x 2.95m)

Laminate wood effect flooring, single panelled radiator, multiple power points and TV point. Patio doors leading out to the covered patio area.

Bedroom One:

11'5 x 8'5 (3.48m x 2.57m)

Window to rear aspect, fitted double wardrobe, TV point.

En-Suite:

7'7 x 4'10 (2.31m x 1.47m)

Walk in shower cubicle, radiator, wash hand basin, W.C and extractor fan.

Bedroom Two:

8'7 x 11'5 (2.62m x 3.48m)

Window to side aspect, inle panelled radiator, power points and TV point.

Bathroom:

5'1 x 8'9 (1.55m x 2.67m)

Panelled bath with shower attachment and tiled splashbacks Extractor fan with wall mounted vertical radiator.

Outside:

Covered patio area with access to the shared, maintained garden area. Immediate access to the allocated parking spot for Flat 21.

Note:

Ground Rent: £250 per year

Maintenance Charges: £1599.70 per year (paid in two halves). This covers all building related expenses.

£366.08 per year (paid in two halves). This covers all other estate expenses.



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.

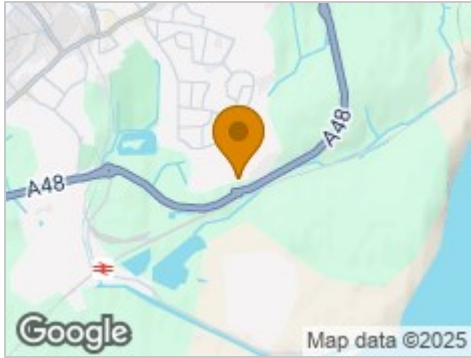
Road Map



Hybrid Map



Terrain Map



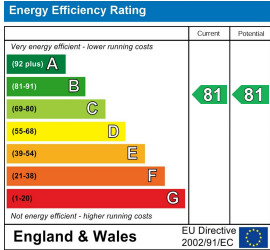
Floor Plan



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