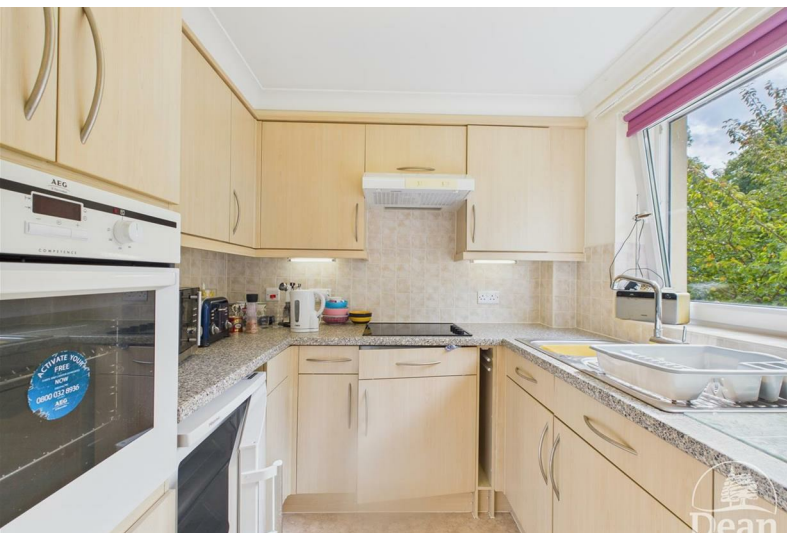




18 Kings Meadow Court

Lydney, GL15 5JU

£125,000

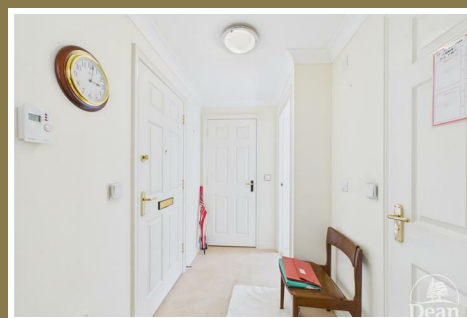


****VIRTUAL TOUR AVAILABLE**** Welcome to this charming first floor one-bedroom retirement apartment located in the desirable Kings Meadow Court, Lydney. This delightful flat offers a perfect blend of comfort and convenience, making it an ideal choice for those seeking a peaceful retirement lifestyle.

As you enter the apartment, you will appreciate the spacious layout that maximises natural light, creating a warm and inviting atmosphere.

One of the standout features of this property is its prime location. Just a short walk away, you will find the town centre, which boasts a variety of shops, cafes, and essential amenities, ensuring that everything you need is within easy reach.

Residents of Kings Meadow Court also benefit from access to a communal lounge, a wonderful space to socialise with neighbours and partake in community activities. Additionally, the laundry room adds to the convenience of living in this well-maintained retirement complex.



Entrance Hallway:

4'11 x 9'1 (1.50m x 2.77m)

Power and lighting, thermostat, fire alarm, storage cupboard housing the hot water tank and consumer unit, doors to the bathroom, lounge and bedroom.

Living/Dining Room:

17'3 x 10'10 (5.26m x 3.30m)

Double door Juliet balcony, electric fire place, electric radiators, power and lighting, door to the kitchen.

Kitchen:

7'3 x 6'11 (2.21m x 2.11m)

Integrated oven and microwave, integrated fridge and freezer, bin storage in cupboard, eye level and base level units, window to rear aspect, sink and drainer unit, electric oven and hob, extractor hood.

Bedroom:

11'9 x 8'10 (3.58m x 2.69m)

Window to front aspect, electric radiator, power and lighting, built in mirrored wardrobes, TV point.

Shower Room:

5'6 x 6'10 (1.68m x 2.08m)

Walk in shower, wall mounted mirror, extractor fan, lighting, wash hand basin, W.C.

Additional Information:

Access to common Entrance Hall with Lift. Communal Lounge/Sitting Room, Kitchen, Gardens & Sun Terrace. Kings Meadow Court was constructed by McCarthy & Stone (Developments) Ltd. It is a condition within this retirement complex that all residents must be aged 55 years and over.

The complex comprises of three floors, floors one and two are accessed by lifts & stairs. Maintenance and Ground Rent charge (amount to be confirmed by agent). Each apartment is linked to a 24-hour Careline emergency call system and owners can connect to the security camera at the entrance through their TV.

Guest suite for family and friends to use (by appointment). House Managers Office located

at the main entrance. Laundry Room and Recycling Enclosure.

Outside Storage for Disabled Mobility Scooters with Charging Points. This property is situated in a convenient central location of Lydney Town.



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



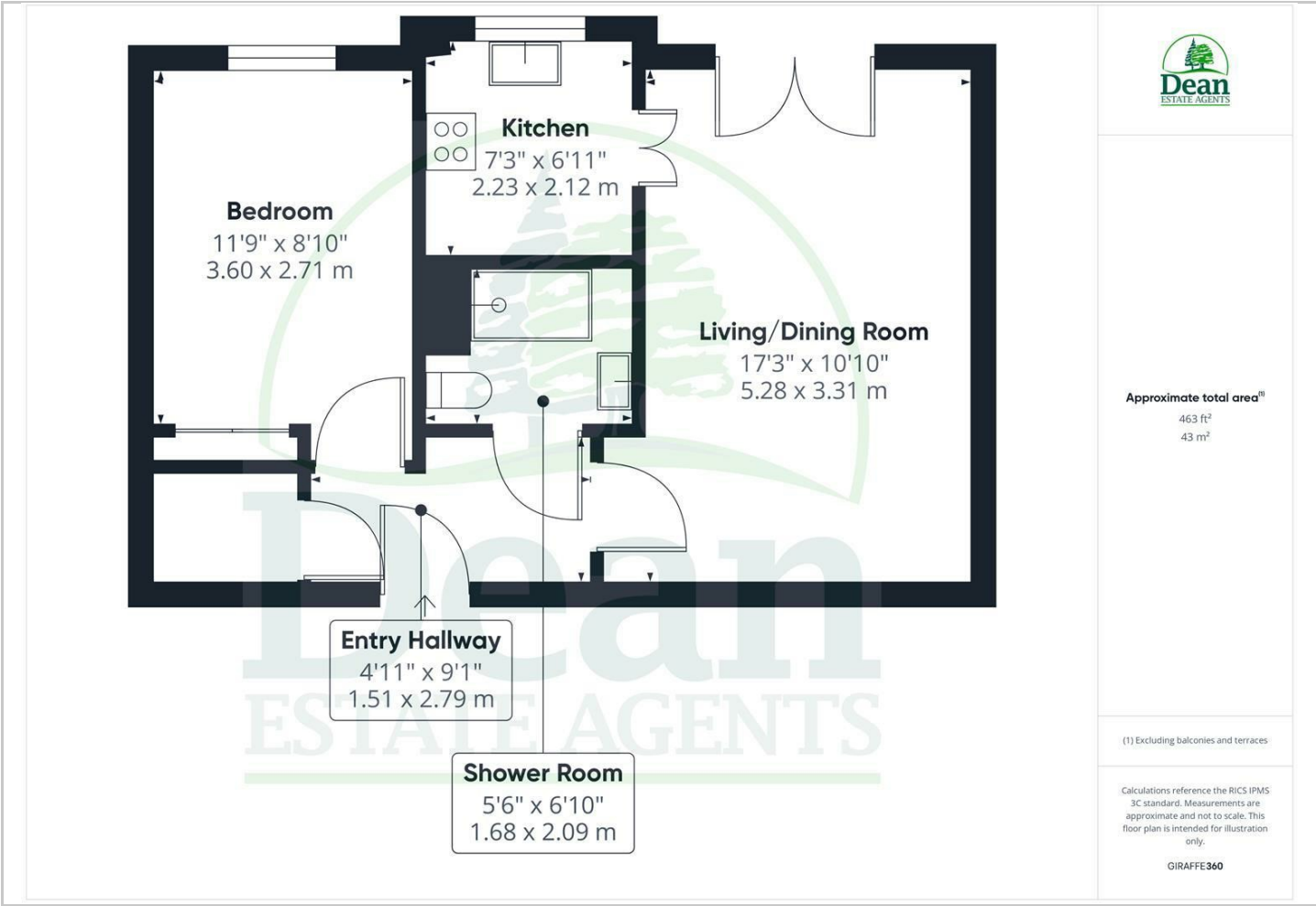
Hybrid Map



Terrain Map



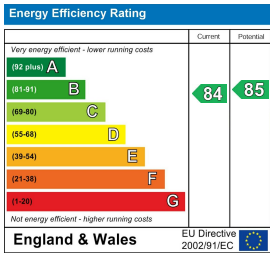
Floor Plan



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.