



LEASEHOLD

£145,000



**28 OVERSTREET GREEN, LYDNEY, GLOUCESTERSHIRE, GL15
5GG**

- 2ND FLOOR APARTMENT
- EN-SUITE TO MASTER BEDROOM
- RIVER VIEWS
- OFF ROAD PARKING
- GAS CENTRAL HEATING
- COMMUNAL GARDENS
- CONVENIENT LOCATION
- WELL MANAGED BLOCK

www.kjtresidential.co.uk

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KJT RESIDENTIAL ARE EXCITED TO OFFER FOR SALE, THIS SPACIOUS SECOND FLOOR APARTMENT WITH BALCONY OFFERING RIVER VIEWS. A LIGHT AND CHEERFUL INTERIOR PROVIDES IDEAL LIVING ACCOMMODATION FOR FIRST TIME BUYERS AND BEING FAIRLY CLOSE TO THE RAILWAY STATION, EXCELLENT FOR COMMUTING TO THE AREA'S MAJOR CENTRES.

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 door to -

Hall: Built-in cupboard, radiator.

Lounge: 19' 8" x 12' 6" (6m x 3.8m), Radiator, French doors with river views, to -

Balcony: 9' 6" x 5' 7" (2.9m x 1.7m), Glass balustrade, fine views, lovely suntrap.

Kitchen/Diner: 11' 6" x 10' 6" (3.5m x 3.2m), Fitted at wall and base level, double oven with gas hob and extractor over, gas boiler providing central heating and domestic hot water, window to front with views, radiator.



Bedroom One: 11' 6" x 10' 6" (3.5m x 3.2m), Built-in wardrobe, radiator, window to front with river views. En-suite: shower cubicle, W.C., sink unit, radiator.

Bedroom Two: 11' 6" x 8' 2" (3.5m x 2.5m), Window to front with river views, radiator.

Bathroom: 8' 6" x 5' 3" (2.6m x 1.6m), Panelled bath, pedestal wash hand basin, towel rail radiator, W.C.



Outside: Communal gardens and off road parking.

Tenure: The apartment is leasehold with 110 years remaining of 125 years from brand new.

Ground rent: £250 per annum

Maintenance Fee: £159.70 per annum

Insurance: £366.08 per annum

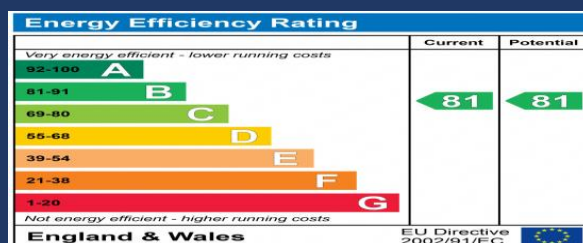
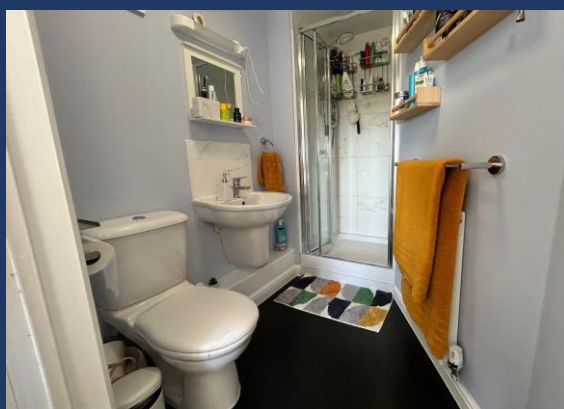
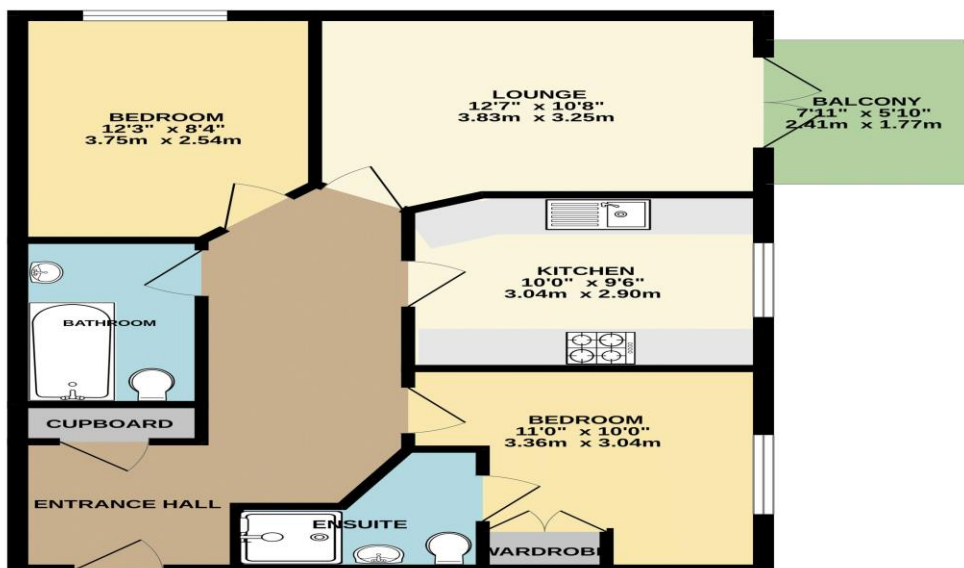
Services: All main services are connected to the property. The heating system and services where applicable have not been tested.



IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition thereof. Intending Purchasers should make appropriate enquiries through their own solicitor and surveyor etc., prior to exchange of contracts.

01594 823033

GROUND FLOOR
634 sq.ft. (58.9 sq.m.) approx.



PASSIONATE
ABOUT
Property
SINCE 1982