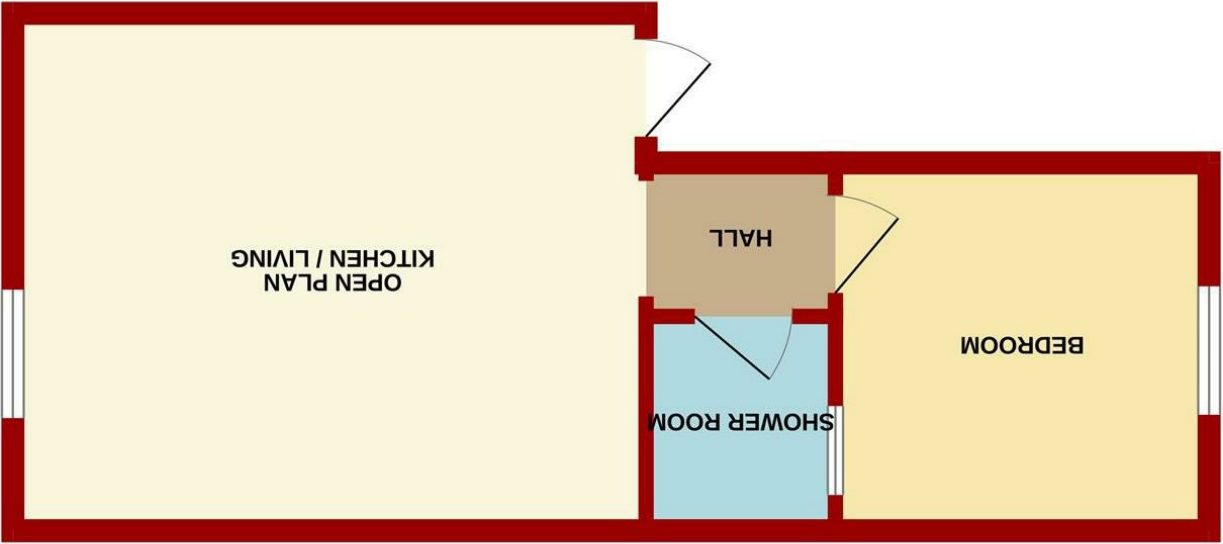
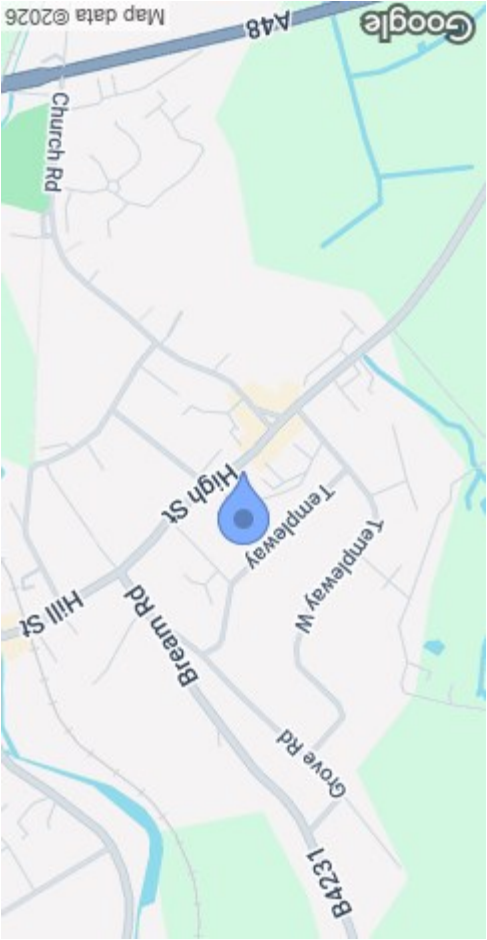


MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.

Energy Efficiency Rating		Current	Target
Very energy efficient - low running costs		A	
Energy efficient - low running costs		B	
Decent energy efficiency - average running costs		C	
Average energy efficiency - above average running costs		D	
Below average energy efficiency - high running costs		E	
Poor energy efficiency - very high running costs		F	
Very poor energy efficiency - extremely high running costs		G	
EU Directive 2002/91/EC			
England & Wales			
Environmental Impact (CO ₂) Rating		Current	Target
Very energy efficient - low CO ₂ emissions		A	
Energy efficient - low CO ₂ emissions		B	
Decent energy efficiency - average CO ₂ emissions		C	
Average energy efficiency - above average CO ₂ emissions		D	
Below average energy efficiency - high CO ₂ emissions		E	
Poor energy efficiency - very high CO ₂ emissions		F	
Very poor energy efficiency - extremely high CO ₂ emissions		G	
EU Directive 2002/91/EC			
England & Wales			



SECOND FLOOR
350 sq.ft. (32.5 sq.m.) approx.



23C High Street
Lydney GL15 5DP

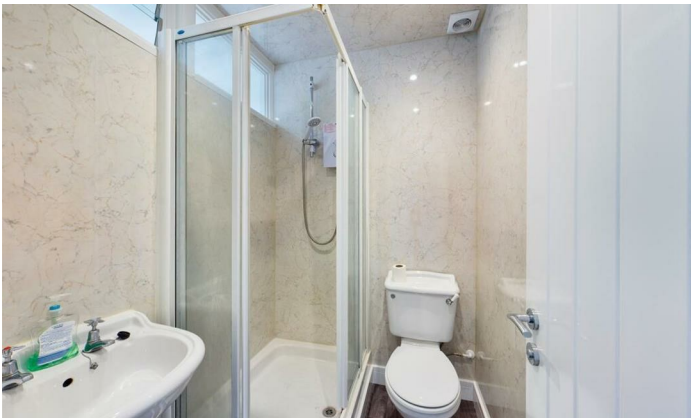
£90,000

A WELL-PRESENTED ONE BEDROOM SECOND FLOOR APARTMENT offering OPEN-PLAN LIVING, MODERN KITCHEN, SHOWER ROOM, and ALLOCATED OFF-ROAD PARKING, conveniently situated within LYDNEY TOWN CENTRE close to shops, amenities and transport links.

Lydney, which has existed since Roman times, covers approximately eight square miles of Gloucestershire between the Forest of Dean and the River Severn. The town itself stands on the Gloucester to Chepstow main A48 road and extends south-east down to Lydney Harbour, crossing the Gloucester to Cardiff railway line.

Lydney is a busy industrial centre, with a wide range of business activities, made possible by its easy access to several radiating motorways and the Severn Bridge.

The town has a range of amenities to include shops, post office, banks, two large supermarkets, service station, health centre and sport centre. Lydney is fortunate to have four schools within its bounds Dean Academy (comprehensive secondary school), Lydney C. Of E. Primary School, Primrose Hill County Primary School and Severnbanks Primary School.



OPEN PLAN KITCHEN/ LIVING

16'02 x 13'03 (4.93m x 4.04m)

A bright and well-presented open-plan living space incorporating a modern fitted kitchen with a range of base and wall units, wood-effect worktops and integrated oven with electric hob. The room provides ample space for lounge seating and dining, creating a comfortable and practical everyday living area.

BEDROOM ONE

9'07 x 9'04 (2.92m x 2.84m)

A well proportioned bedroom with window looking to the front.

SHOWER ROOM

5'06 x 4'10 (1.68m x 1.47m)

Fitted with a modern white suite comprising enclosed shower cubicle, pedestal wash hand basin and low-level WC, complemented by contemporary wall finishes.

OUTSIDE

The property benefits from a shared yard and parking area.

AGENTS NOTE

There is scope to extend the property in to the loft space to create an additional bedroom (subject to permissions). There is currently a tenant in situ at the property.

SERVICES

Mains Water, Drainage and Electricity.

MOBILE PHONE COVERAGE/BROADBAND AVAILABILITY

It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

WATER RATES

Severn Trent - rates to be advised.

LOCAL AUTHORITY

Council Tax Band:
Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

TENURE

Leasehold (Share of the Freehold)
Each flat contributes £10 / month in to a maintenance fund. The buildings insurance is circa £260 / year.

VIEWINGS

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS

PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys)

AWAITING VENDOR APPROVAL

These details are yet to be approved by the vendor. Please contact the office for verified details.

