



Kings Meadow Court

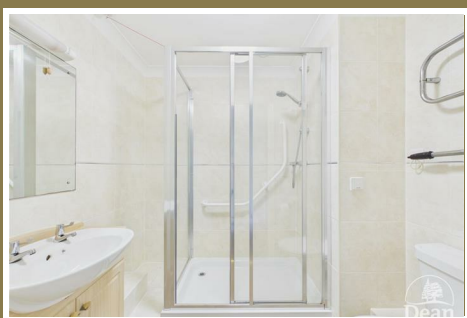
Lydney, GL15 5JU

£125,000



A well-presented one bedroom first floor retirement apartment, situated within the highly regarded Kings Meadow Court development. Offering comfortable and secure accommodation throughout, the property benefits from a spacious lounge/diner with Juliet balcony, a fitted kitchen, modern shower room and a generous double bedroom with built-in wardrobes.

Further benefits include emergency pull cords in every room, providing additional peace of mind, and the property is offered to the market with no onward chain.



The property is accessed via a wooden entrance door into:

Entrance Hallway:

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

Airing cupboard housing the fuse board with shelving. Electric radiator, power points and doors leading to:

Bedroom One:

11'9 x 8'11 (3.58m x 2.72m)

Front aspect UPVC double glazed window, electric radiator, built-in wardrobes with hanging and shelving options and power points and emergency pull cord.

Shower Room:

5'6 x 6'11 (1.68m x 2.11m)

Walk-in shower with mains shower overhead, vanity wash hand basin with mixer tap, close-coupled WC, electric heated towel rail, wall heater, extractor fan and emergency pull cord.

Lounge / Diner:

17'1 x 11'10 (5.21m x 3.61m)

Front aspect UPVC double glazed window and double doors opening onto a Juliet balcony.

Electric radiator, feature electric fireplace, TV point and power points and emergency pull cord. Door to:

Kitchen:

7'3 x 6'10 (2.21m x 2.08m)

Front aspect UPVC double glazed window. Fitted with a range of wall, base and drawer units, stainless steel sink and drainer with mixer tap, built-in oven, hob and extractor fan, integrated fridge and freezer, strip lighting, power points and extractor fan.

Residency 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.

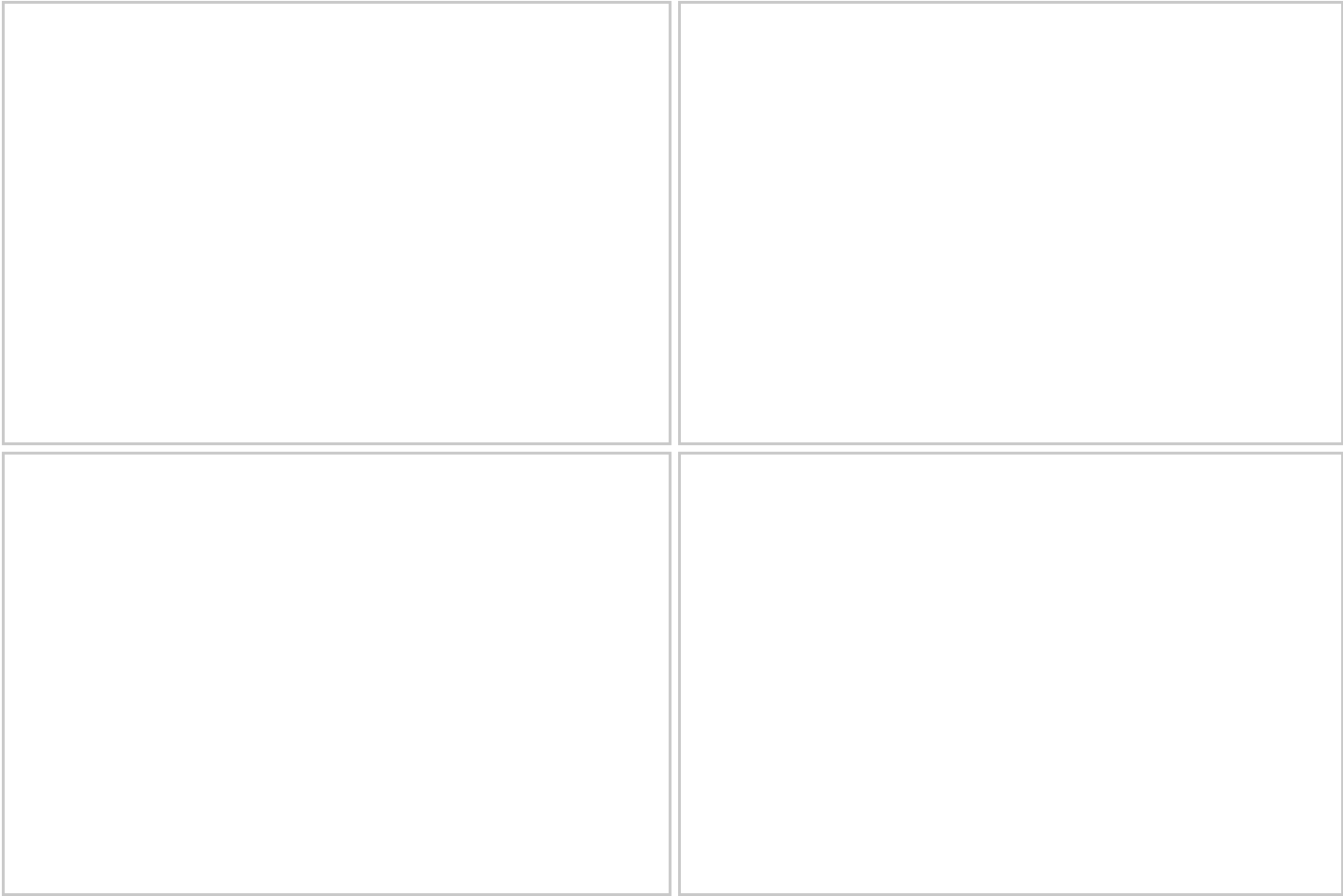
The complex comprises of three floors, floors one and two are accessed by lifts & stairs. Maintenance and Ground Rent charge (amount to be confirmed by agent). Each

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.

with Charging Points. This property is situated in a convenient central location of Lydney Town.

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



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



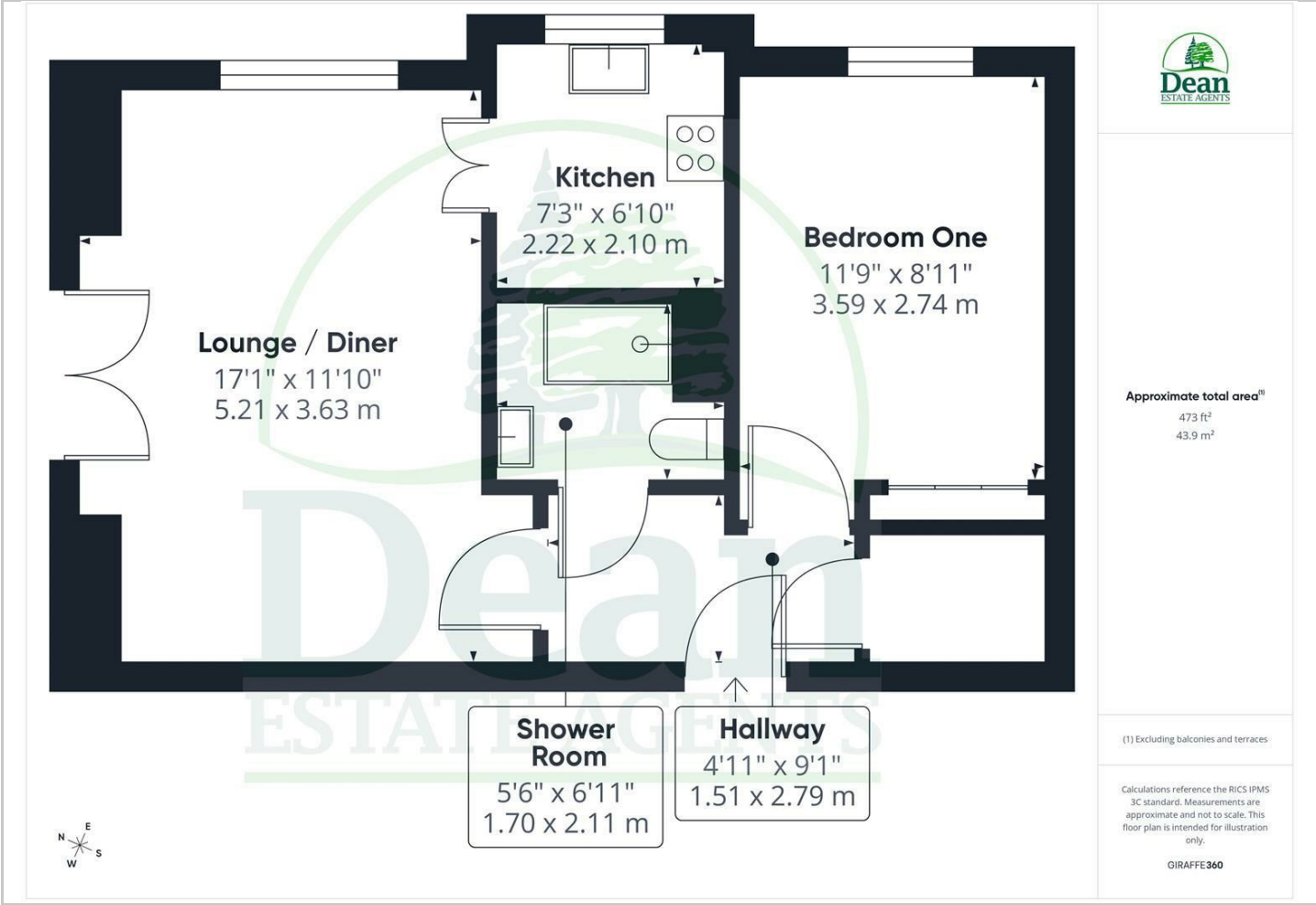
Hybrid Map



Terrain Map



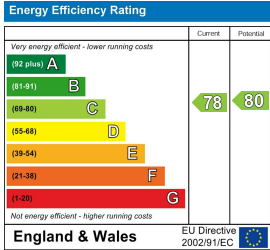
Floor Plan



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.