



LYDNEY

Guide price £125,000



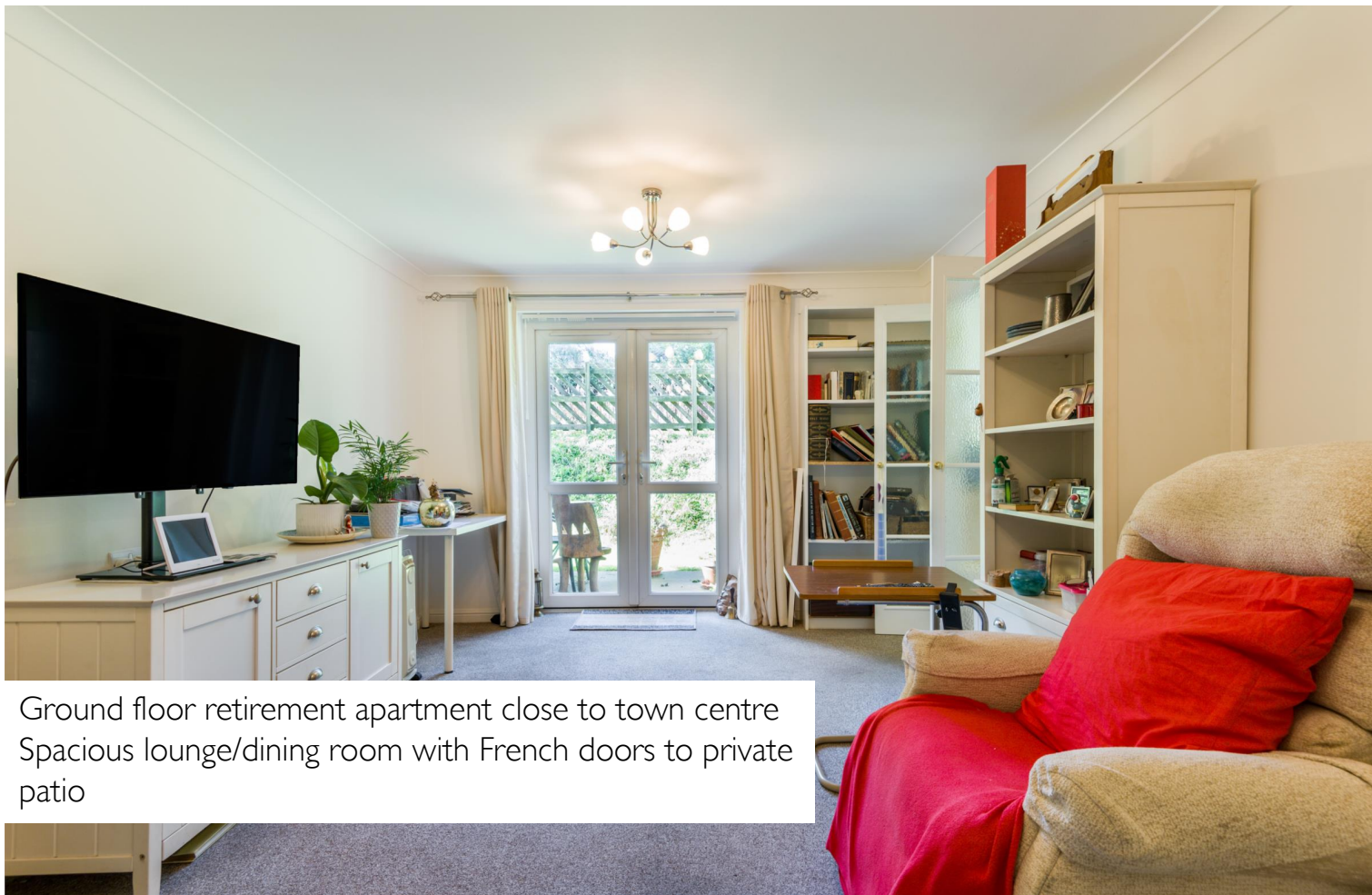
 ARCHER & CO

www.archerandco.com

To book a viewing call 01594 715888

9 KINGS MEADOW COURT

Lydney, Gloucestershire GL15 5JU



Ground floor retirement apartment close to town centre
Spacious lounge/dining room with French doors to private patio

This one-bedroom, ground floor retirement apartment is ideally located near the town centre, offering easy access to local amenities. The property features a spacious lounge/dining room with French doors leading to a private patio, a well-equipped kitchen, a double bedroom with built-in mirrored wardrobes, and a modern shower room. The development also provides a communal parking area. Perfect for those seeking a comfortable and convenient retirement lifestyle in a desirable location.

Lydney is a picturesque town in Gloucestershire, nestled between the River Severn and the Forest of Dean. Known for its rich industrial history, the town now offers peaceful surroundings with its historic harbour and access to nature trails. It has a variety of local shops, cafes, and good transport links, making it convenient for residents. With its close proximity to the Forest of Dean, Lydney is perfect for those who enjoy outdoor activities and a friendly, small-town atmosphere.

STEP INSIDE

The entrance hall includes an airing cupboard and intercom system. The lounge and dining room features French doors that open onto a patio, a charming fireplace, and a storage heater. The kitchen, with a rear-facing window, is fitted with a range of base and wall units, along with a built-in oven, hob, extractor fan, single drainer sink, and space for both a dishwasher and fridge.

The bedroom includes built-in mirrored wardrobes, a panel heater, and a window overlooking the rear. The shower room is fitted with a three-piece suite, including a shower, wash hand basin in a vanity unit, WC, and extensive tiled splashbacks, along with an extractor fan.

Guide price
£125,000



KEY FEATURES

- Ground floor retirement apartment close to town centre
- Spacious lounge/dining room with French doors to private patio
- Modern kitchen with built-in appliances and storage



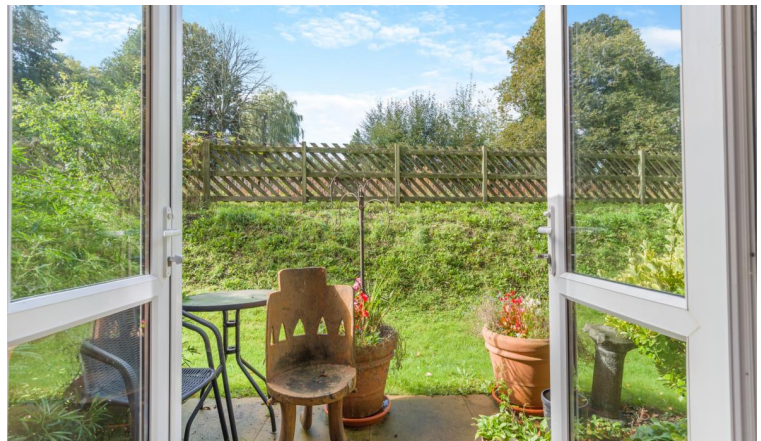
STEP OUTSIDE

Outside, there is patio area perfect for sitting out and enjoying the fresh air, there is also a communal parking area available on a first-come, first-served basis.

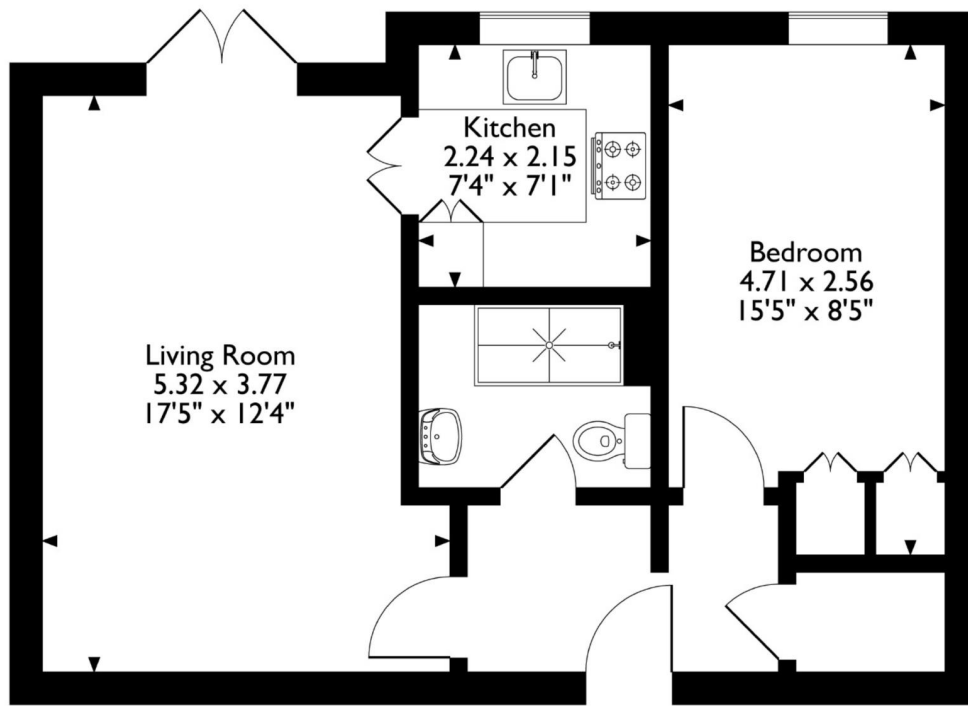
AGENTS NOTE:

Leasehold - 108 years remaining (2024). Ground rent £425.00 per annum payable ½ yearly. Service & maintenance charges (includes buildings insurance, water charge and care line system) - £2,351.47 per annum.

Residents must be over 55 years of age. Buildings insurance, water charge and care line system are included within the service charge. The House Manager is part time, Monday to Friday 9am - 3pm (except Bank Holidays), care line at all other times.



Approximate Gross Internal Area
47 Sq M/506 Sq Ft



Ground Floor Flat

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

DIRECTIONS

From Newerne Street in Lydney head onto Hill Street where you will turn left just before the Railway Track where you will find the parking for the property.



INFORMATION

Postcode: GL15 5JU
Tenure: Leasehold
Tax Band: A
Heating: Electric
Drainage: Mains
EPC: C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		80	81

England & Wales EU Directive 2002/91/EC

52 Broad Street, Ross-on-Wye, HR9 7DY

01594 715888

forest@archerandco.com

www.archerandco.com



ARCHER
& CO

All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Floorplans and photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.