



At first glance

- 2 bedrooms
- Allocated parking
- Balcony
- Communal areas
- En-suite
- Perfect for first time buyers
- Town location
- First floor apartment

In detail

A well-loved two bedroom (one en-suite) first floor apartment offering one allocated parking space, and well-maintained communal gardens, situated in an ideal town location close to local amenities.

This property is perfect for first time buyers or those looking to downsize. Internally, the property comprises; entrance hall, two bedrooms (one with en-suite), kitchen/diner, lounge with access onto balcony and bathroom.

Externally, the outdoor spaces are shared with one allocated parking space for the property.

Situated in Lydney, this property is in close proximity of a variety of different facilities, including a wide range of shops, banks, building societies, supermarkets and a locally treasured park, as well as a sports centre, golf course, hospital, doctor's surgeries, train station, and primary and secondary schools. A wider range of facilities are also available throughout the Forest of Dean including an abundance of picturesque woodland and river walks and outdoor pursuit activities. The Severn crossings and M4 towards London, Bristol and Cardiff are easily reached from this area along with the cities of Gloucester and Cheltenham offering access to the M5 and the Midlands.

Council Tax Band: A (Forest of Dean District Council)

Tenure: Leasehold (125 years)

Ground Rent: £250 per year

Service Charge: £107 per month

Annual contribution to the total building insurance: £250 (2025)

Estate management charge of £200pa (2025)

125 lease from 1st January 2012

Parking options: Off Street

Garden details: Communal Garden

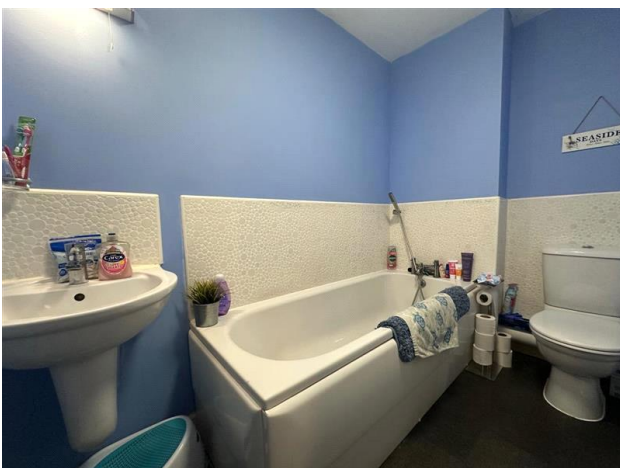
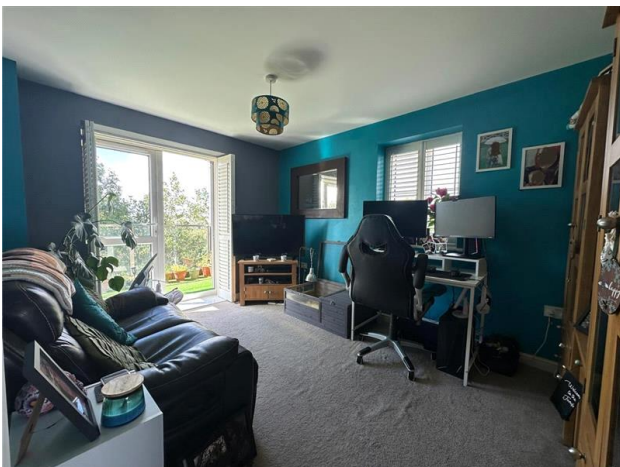
Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains





Access

There is communal access into the building and the property is on the first floor.

Entrance hall

Storage cupboard, access through to bathroom, two bedrooms, kitchen/diner and lounge.

Bedroom 1

Carpeted flooring, built-in wardrobe, window to rear aspect, radiator, access through to en-suite.

En-suite

Shower enclosure, WC, wash hand basin, radiator.

Kitchen/diner

Fitted units at eye and base level with worktop space, integrated dual ovens with gas hob above, sink unit with drainer, cupboard housing gas central heating boiler, radiator, space for freestanding fridge freezer, integrated slimline dishwasher, space and plumbing for washing machine, window to rear aspect.

Bathroom

WC, wash hand basin, bath with shower attachment.

Bedroom 2

Carpeted flooring, radiator, window to side aspect.

Lounge

Carpeted flooring, radiator, window to side aspect, French doors leading out to balcony.

Outside

The outdoor areas around the property are communal and shared by all residents in the building. There is one allocated parking space for the property.

Services

Mains water, electric, gas, and drainage connected.

** The heating system and services, where applicable, have not been tested. **

Viewings

By prior appointment with Hills.

Rates

Council Tax Band: A

Please refer to https://www.counciltax.info/council/forest_of_dean for prices in the Forest of Dean and <https://www.gov.uk/council-tax-bands> for the Tax Band.

Water Rates

Severn Trent - to be advised.

Money Laundering Regulations

To comply with MLR, all prospective purchasers will be asked to produce ID documentation at the time of making an offer. We kindly ask for your cooperation during this.





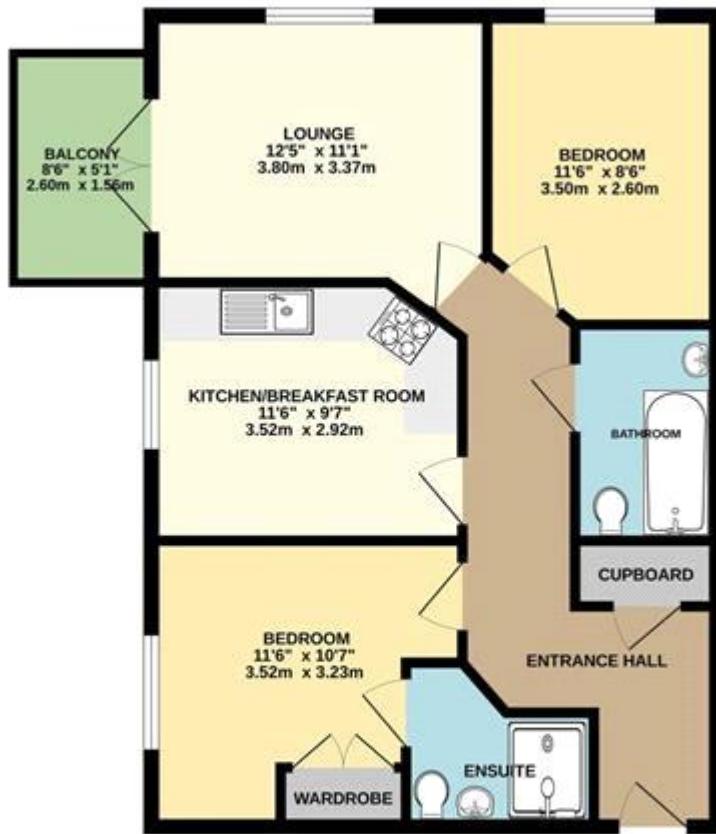
Town and Country



Commercial

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

GROUND FLOOR
631 sq.ft. (58.7 sq.m.) approx.



TOTAL FLOOR AREA: 631 sq.ft. (58.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should not be used as a basis for any prospective purchase. The contents, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	A	
(81-91)	B	
(69-80)	C	81
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.