



R B WALTERS
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*Hucclecote Lodge, Hucclecote, Gloucester,
Gloucestershire, GL3 3SH.*

£70,000

Ground floor apartment for the over 60's which is ideal for those looking to downsize and enjoy more community living whilst retaining independence.

This one-bedroom flat is being sold with no onward chain and is well presented with a living room, double bedroom, kitchen and bathroom. Hucclecote Lodge provides secure living and a sociable community environment with residents lounge and a number of events and scheduled activities and excursions.

In a fantastic location close to all your everyday amenities and on a main bus route to the city centre train station and hospital there are well kept communal gardens and ample parking.

Lease Details

The lease commenced in 1984 for a period of 99 years and has a current ground rent of £50. The annual service charge is £1450.

Services

Mains Gas Central Heating

Mains Electric

Mains Water (not metered)

Mains Drainage

Fibre Broadband to the Cabinet Available

Entrance Hall

Living Room

12' 8" x 12' 3" (3.86m x 3.73m)

Kitchen

7' 1" x 5' 6" (2.16m x 1.68m)

Bedroom

11' 8" x 7' 7" (3.55m x 2.31m)

Bathroom

7' 10" x 4' 5" (2.39m x 1.35m)

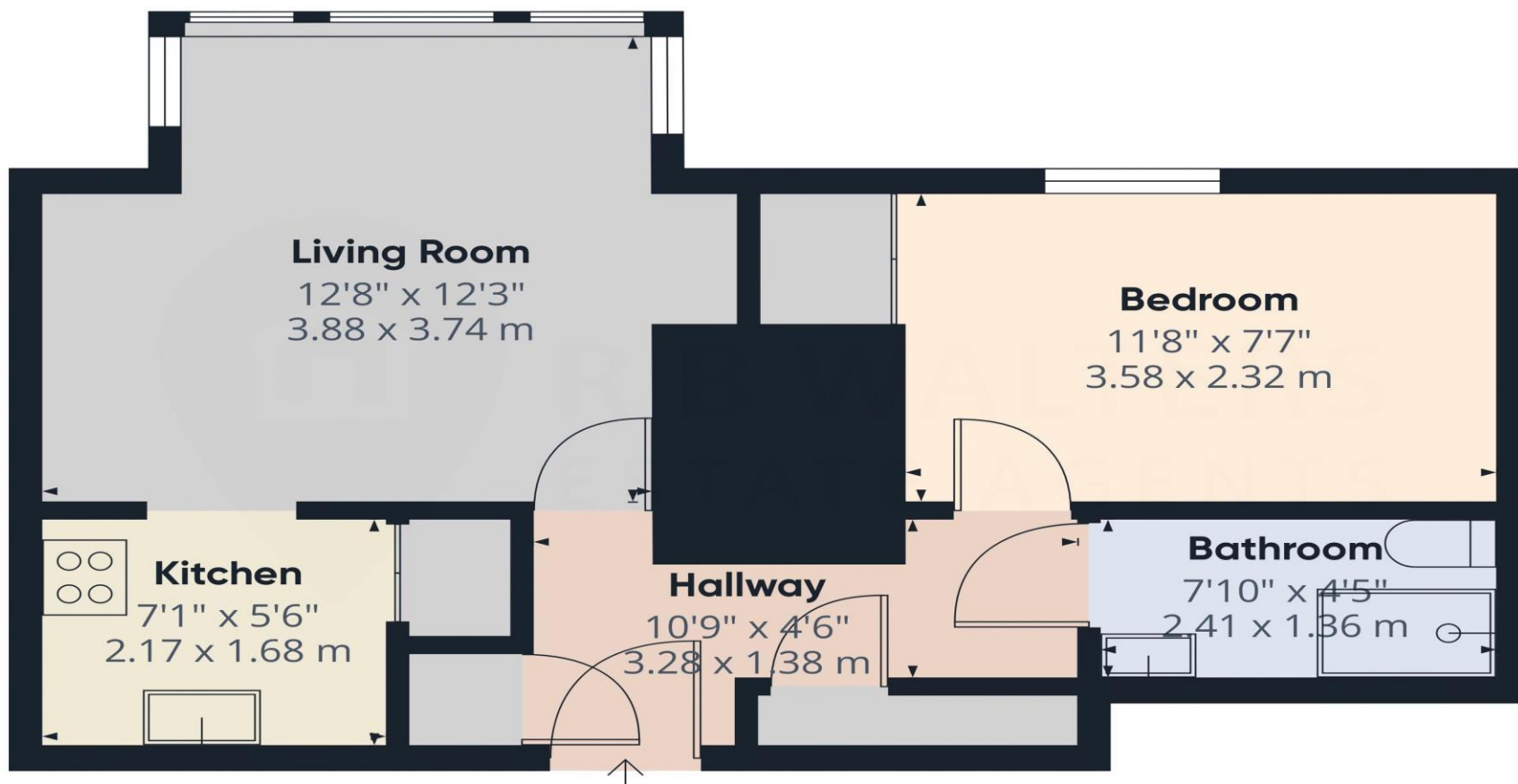
Outside

Communal Gardens

Residents Parking







Approximate total area⁽¹⁾
402 ft²
37.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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