



**Flat 10 Hucclecote Mews Hucclecote Road, Hucclecote GL3 3SR**  
**£169,950**





# Flat 10 Hucclecote Mews Hucclecote Road, Hucclecote GL3 3SR

• Over 50's retirement complex • Chain Free • Two bedroom ground floor flat • Communal gardens and seating area for residents • Popular residential area of Hucclecote • Good transport links nearby • Close to local amenities • Leasehold - 60 years remaining • Local Authority- Gloucester City Council Tax Band A £1425.38 (2024/2025 • EPC rating C69



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## Entrance hall

Radiator, doors to all rooms.

## Kitchen

Double glazed window to front elevation, a range of matching wall and base high gloss units with laminate work surface over, inset 1 1/2 bowl composite sink with drainer unit and mixer tap, integrated electric hob and oven with extractor hood over, space for freestanding fridge freezer, tiled splash backs, radiator.

## Shower room

Double glazed obscure window to side elevation, walk-in shower, high gloss vanity wash and basin and WC, heated towel rail, tiled splash backs, tiled flooring.

## Bedroom one

Double glazed window to rear elevation, built-in wardrobe with mirrored doors, cupboard housing combi boiler, radiator.

## Living room

Double glazed patio doors to the rear elevation which lead out into the communal garden and patio area, inset feature electric fireplace, radiator.

## Bedroom two

Double glazed window to front elevation, built-in wardrobe with mirrored doors, radiator.

## Outside

There are well-maintained communal gardens that surround the development along with a pond and seating areas. To the rear of the property is a private south-facing patio area. Off-road parking is communal and is on a first come first serve basis.

Access to the resident's lounge and laundry facilities can be found in the main building which is located at the front of Hucclecote Mews.

## Location

Located in a desirable area in Hucclecote, on the outskirts of

Gloucester, Hucclecote Mews offers various local amenities to include, supermarkets, doctors' surgery, pharmacy, library, hairdressers, two local primary schools as well as good access to a number of secondary and grammar schools. A short distance from the property there is access to the M5, providing ideal links to Cheltenham, Cirencester and Bristol whilst a direct line to London Paddington can be located at Gloucester Station. The immediate locality offers various walks and open spaces within arguably one of Gloucester's most desirable established residential areas.

## Material Information

Tenure: Leasehold. 99 years from 1985, Lease remaining 60 years. Service Charge - £1724.56 per annum (£431.14 quarterly), this is reviewed annually. Ground rent £50 per annum which is reviewed annually. Insurance £121.50 per annum. Management company CMG Leasehold Management.

Council tax band: Tax Band A

Local authority and rates: Gloucester City Council, £1425.38 (2024/2025)

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

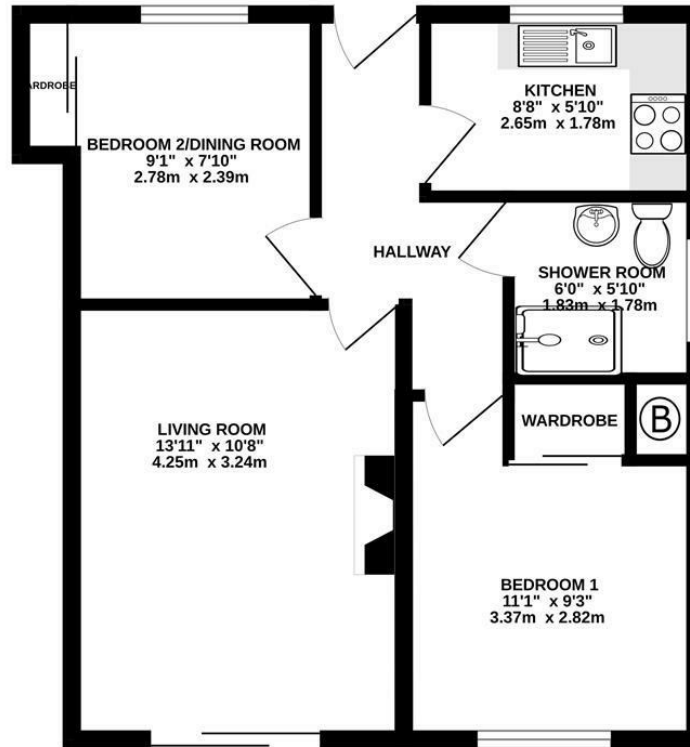
Heating: Gas central heating

Broadband speed: Standard 17 Mbps, Superfast 80 Mbps

Mobile phone coverage: Vodafone, EE, Three and O2



GROUND FLOOR  
469 sq.ft. (43.5 sq.m.) approx.



TOTAL FLOOR AREA: 469 sq.ft. (43.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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 be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.

