



6 Greystone Lodge Sussex Gardens, Hucclecote GL3 3TU

£115,000



6 Greystone Lodge Sussex Gardens, Hucclecote GL3 3TU

- Ground floor, over 55's apartment
- Located within close proximity to local amenities and bus routes to both Gloucester and Cheltenham
- Living room with patio door leading out into the communal gardens
- Newly fitted wet room
- Double glazing and freestanding electric heaters
- Front and rear well-tended communal gardens
- Leasehold- 948 years remaining
- Tewkesbury Borough Council; Tax Band A - £1,406.45 (2024/2025)
- Chain free
- EPC rating D56

£115,000

Living Room/Dining Room

Double glazed window to front elevation, double glazed patio doors to rear elevation leading out onto a patio area. freestanding electric heater and fireplace, doors to all rooms.

Kitchen

Double glazed window to front elevation, a range of matching wall and base units with laminate work surface over, inset one bowl stainless steel sink with drainer unit, integrated four ring electric hob and oven with extractor hood over, space for freestanding fridge freezer, space and plumbing for washing machine, two useful storage cupboards, tiled splash backs, vinyl flooring.

Bedroom One

Double glazed bay window to rear elevation, storage cupboard, freestanding electric heater.

Lobby

Storage cupboard, opening to;

Shower Room

Double glazed obscure window to side elevation, walk in shower, vanity wash hand basin with mixer tap, WC, tiled splash backs, wall mounted electric heater, heated towel rail.

Outside

To the front and rear of the property, there are well maintained and tended communal gardens mainly laid to lawn with shrubs along with a communal washing line

area. There is a paved patio immediately as you step outside the patio doors. Currently, the parking is on road. There is currently a waiting list for residents parking onsite.

Location

Located within the popular area of Hucclecote with an array of local amenities and bus routes to both Gloucester and Cheltenham available within easy reach. A short distance away is access to the M5 providing ideal links to Birmingham and Bristol whilst a direct line to London Paddington can be located at Gloucester Station.

Material Information

Tenure: Leasehold. 999 years from 1 January 1974, Lease remaining 949 years. Management company- Greystone Lodge (Hucclecote) Maintenance LTD Managed by CMG Leasehold. Service Charge - £900 per annum. Ground rent £20 per annum, reviewed yearly and the service charge. Pets are allowed on a case-by-case basis as long as they are kept on a lead in all communal spaces.

Council tax band: Tax Band A

Local authority and rates: Tewkesbury Borough Council, £1,406.45 (2024/2025)

Electricity supply: Meter

Water supply: Mains

Sewerage: Mains

Heating: Freestanding electric heaters

Broadband speed: Basic 15 Mbps, Superfast 48 Mbps

Mobile phone coverage: Vodafone (Limited), EE (Limited), Three (Limited) and O2 (Limited).



59 Hucclecote Road, Hucclecote, Gloucestershire, GL3 3TL

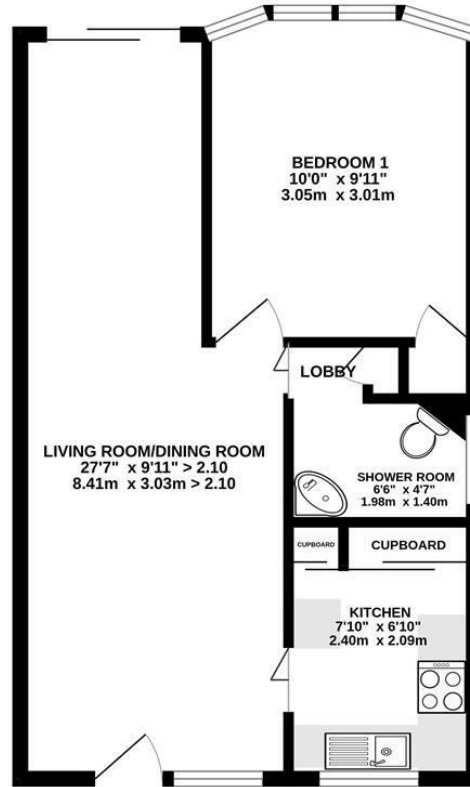
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GROUND FLOOR
468 sq.ft. (43.5 sq.m.) approx.



TOTAL FLOOR AREA: 468 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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