



Flat 2 Hucclecote Lodge Hucclecote Road, Gloucester, GL3 3SH £80,000

With pleasant views to the front of Hucclecote Lodge, this ground floor retirement property also benefits from large windows allowing plenty of natural light in. The property features a living room with high ceilings, well-fitted kitchen, bedroom and spacious shower room.

Hucclecote Lodge is conveniently located on the main Hucclecote Road with regular buses to Gloucester and Cheltenham with a bus stop immediately outside. The development benefits from attractive gardens and a communal lounge.



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Entrance Hall

Front door accessed via a well-kept communal hallway. Radiator. Doors to living room, bathroom and bedroom. Two cupboards. Door entry system.

Living Room 14' 1" x 13' 1" (4.29m x 3.98m)

Double glazed UPVC bay window. Carpet. Radiator.

Kitchen 7' 2" x 6' 2" (2.18m x 1.88m)

Modern wall, base and drawer units. Laminate worktop. Fitted oven, hob and extractor hood. Integrated fridge freezer. Sink with draining board and mixer tap.

Bedroom 11' 9" x 7' 6" (3.58m x 2.28m)

Double glazed UPVC window to front. Fitted wardrobes. Boiler. Carpet.

Bathroom

Electric shower. WC. Basin with drawers. Part tiled walls. Radiator.

Lease Details

We have been advised that the property is leasehold with the lease expiring in 2083. Annual service charge and ground rent of £1475.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 c	78 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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