



29 Hucclecote Mews, Hucclecote Road, Gloucester, GL3 3SR

£152,500

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Farr & Farr Sales Lettings 

**29 Hucclecote Mews, Hucclecote
Gloucester, GL3 3SR**

£152,500

IMMACULATE GROUND FLOOR APARTMENT
PRESENTED IN A MODERN CONTEMPORARY
STYLE.

NO ONWARD CHAIN

This one bedroomed property is in a lovely position on the complex for over 50's overlooking the beautifully maintained gardens and pond and must be viewed to fully appreciate.

Hucclecote Mews is a purpose built retirement complex situated in the popular residential district of Hucclecote, an area particularly well supplied with local amenities which include shops, churches of several denominations, doctors, and dentists, community centre with library and frequent bus services to both Gloucester and Cheltenham. The property is as follows:

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**Entrance via partially leaded glazed UPVC front door.
Useful shoe storage cupboards.**

OPEN PLAN LOUNGE 13' 6" x 11' 6" (4.11m x 3.50m)

Radiator. Patio doors leading to small area of private garden with sun awning. TV point and telephone point. Wall mounted storage cupboards.

OPEN PLAN KITCHEN AREA

Leaded UPVC window to front. Good range of fitted base and wall cupboards, drawers and breakfast bar. Integrated fridge and integrated freezer. Two ring induction hob. 1 ½ bowl sink.

BEDROOM 13' 6" x 9' 1" (4.11m x 2.77m)

Radiator. Window overlooking communal gardens and pond. Large range of built in double wardrobes. Worcester Bosch combination gas central heating boiler.

BATH / SHOWER ROOM

Wall mounted radiator. Window to front. Modern white vanity sink with cupboards under. Low level WC. Fully tiled walk in shower with electric shower over.

COMMUNAL GARDENS

Very well maintained communal gardens surround Hucclecote Mews which comprise of shrubbery, lawns and a feature pond. There is ample visitors parking.

NOTE

Ground Rent / Buildings Insurance - £92 per year
Council Tax Band – A Tenure : Leasehold Lease : 99 years
from 1985 Please note – Lease renewal is available
subject to negotiation with the landlord Service charge –
Approximately £365.32 per quarter – includes
maintenance of gardens and communal areas, use of
laundry room facilities, window cleaning, part time
manager, external maintenance.

EPC: C





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Approx Total Area: 37.8 m² ... 407 ft²

Drawn by: www.gloucesterenergysolutions.co.uk

This plan is for layout guidance only. Not drawn to scale, unless stated.

Windows and door openings are approximate.

Whilst every care is taken in the preparation of this plan, Gloucester Energy Solutions cannot accept any responsibility for any errors or omissions, please check all dimensions, shapes and compass bearings before making any decisions based upon this plan.

These particulars are set out as a general outline and does not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs.

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