



Flat 18, Hucclecote Lodge, Hucclecote Road, Gloucester, Gloucestershire, GL3 3SH

£70,000



  
**Farr & Farr** Sales Lettings 



**Flat 18, Hucclecote Lodge,  
Hucclecote Road, Gloucester,  
Gloucestershire, GL3 3SH**

**£70,000**

A spacious first floor apartment for the over 60s in this popular and established residential development.

Situated on the Hucclecote Road on the eastern edge of Gloucester, close to both Cheltenham and Gloucester as well as the M5 motorway.

Flat 18 is on the first floor and has good sized rooms and enjoys the benefits of overlooking the landscaped gardens and pond.

[www.farrandfarr.co.uk](http://www.farrandfarr.co.uk)

#### **Entrance**

Communal halls and front door to entrance hall. Entry phone. Alarm. Cupboard with consumer box.

#### **Sitting Room** 14' 0" x 11' 0" (4.26m x 3.35m)

Night storage heater. Cove ceilings. Ceiling fan.

#### **Kitchen** 9' 0" x 5' 6" (2.74m x 1.68m)

Inset sink unit with mixer tap and cupboards below. Wall cupboards. Part tiled walls. Vinyl floor. Small folding bar. Broom cupboard.

#### **Bedroom** 11' 6" x 10' 0" (3.50m x 3.05m)

Electric panel radiator. Double wardrobe cupboard with sliding doors. Airing cupboard with factory lagged cylinder and immersion heater.

#### **Shower Room**

Corner shower with fully tiled splashback. Glazed screens. Mira controls. Pedestal handbasin. Low level WC. Shaver point. Extractor fan. Vinyl flooring.

#### **Exterior**

Ample parking and communal gardens with areas of lawns. Terracing for sitting. Pond. Property all enclosed by fencing and hedges giving areas of seclusion.

#### **Agent Notes**

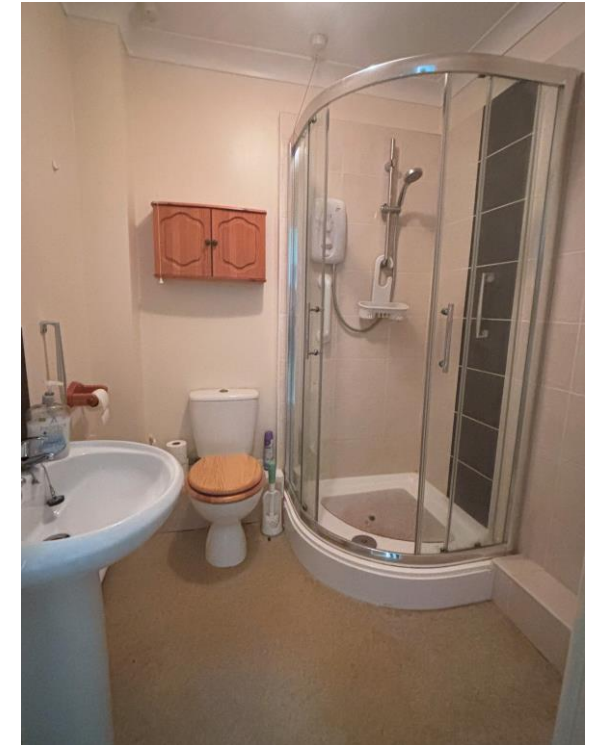
EPC: C Council Tax: A

Leasehold: 99 years from 1984

Annual ground rent £50

Annual service charge £1450

Over 60's development

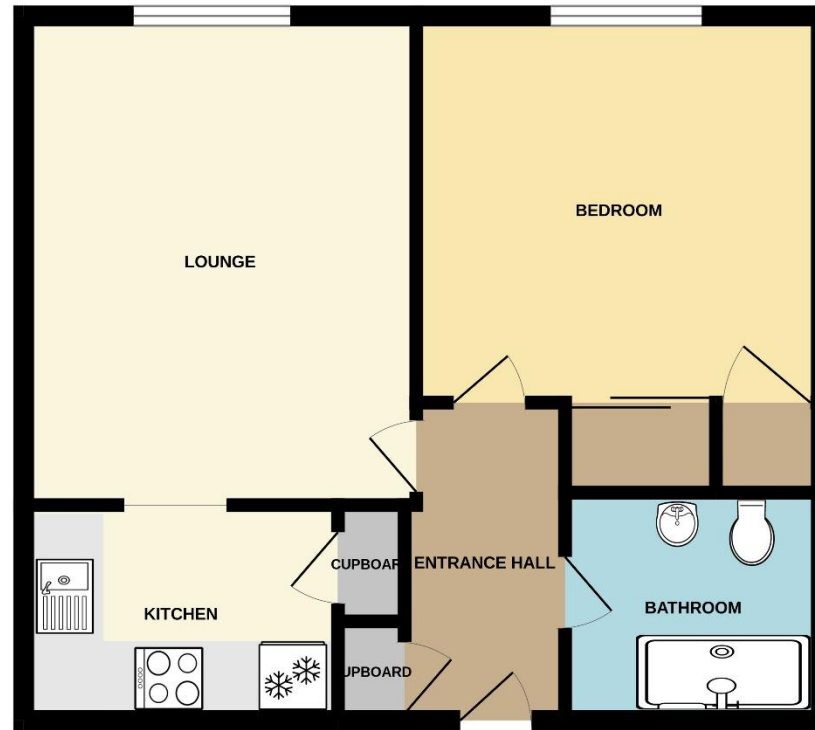








## GROUND FLOOR



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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