



Flat 12, Hucclecote Lodge, Hucclecote Road, Gloucester , GL3 3SH

£75,000

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Farr & Farr Sales Lettings 

**Flat 12, Hucclecote Lodge,
Hucclecote Road, Gloucester , GL3
3SH**

£75,000

A well maintained larger than average ground floor apartment for over 60's. No onward chain.

12 Hucclecote Lodge is a one bedroomed spacious apartment for the over 60's in good decorative order throughout. It benefits from a modern kitchen and bathroom and a lounge which overlooks the attractive rear gardens. The bedroom has a built in wardrobe alongside the airing cupboard, giving good storage space.

Hucclecote Lodge is an extended period property and is situated in a convenient location on the main Hucclecote Road. Local amenities are close by with a large supermarket and access to the motorway networks are all within easy reach. Regular bus service runs immediately in front of the property

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Entrance Hall

Thermostat controlled heater. Entry phone. Alarm cord. Good sized storage cupboard.

Lounge 14' 1" x 13' 6" (4.29m x 4.11m)

Thermostat controlled heater. Coved ceilings. Tv point. Telephone point. Alarm cord. Views over rear gardens. Arch to kitchen.

Kitchen 10' 6" x 0' 0" (3.20m x 0.00m)

Single drainer stainless steel sink unit. Vinyl flooring. Cupboards and drawers below. Extractor hood. Wall and base units. Worktops. Part tiles walls. Space for electric cooker. Space for fridge freezer. Window with views over garden.

Bedroom 11' 1" x 10' 8" (3.38m x 3.25m)

Wardrobe cupboard with folding door. Airing cupboard with copper cylinder and immersion heater. Alarm pull cord. Thermostat controlled heater.

Bathroom

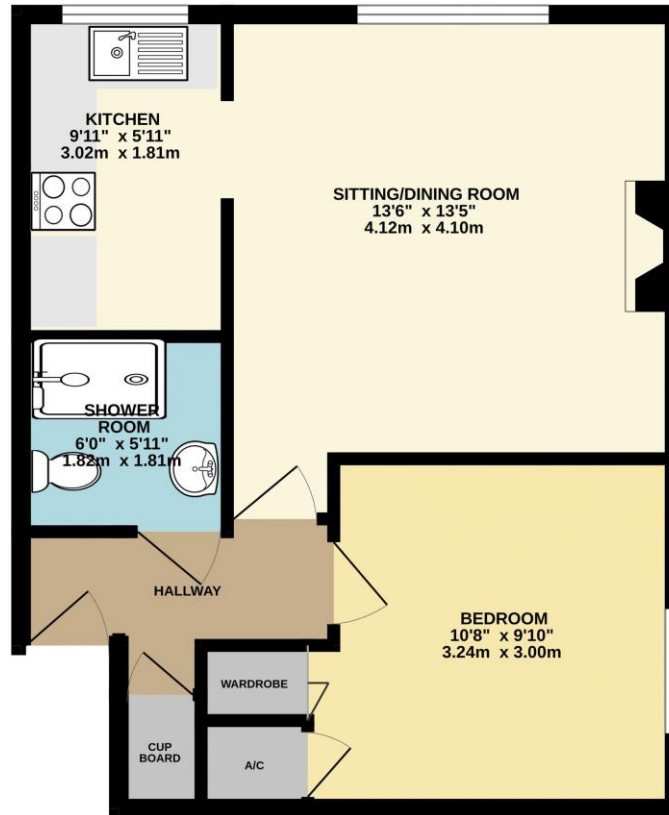
Large shower cubicle with Triton shower. Wash hand basin. Low level WC. Alarm pull cord. Medicine cabinet.

Agent Notes

EPC: D Council Tax: A 99 years from the 1st November 1984. Annual ground rent £50 Annual service charge £1450 Over 60's development



GROUND FLOOR
454 sq.ft. (42.2 sq.m.) approx.



TOTAL FLOOR AREA: 454 sq.ft. (42.2 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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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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