



Flat 8 Hucclecote Lodge, Hucclecote Road, Gloucester, Gloucestershire, GL3 3SH

£74,950

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Farr & Farr Sales Lettings 

**Flat 8 Hucclecote Lodge, Hucclecote
Road, Gloucester, Gloucestershire,
GL3 3SH**

£74,950

Ground floor one bedroom apartment presents an excellent opportunity to acquire a retirement property in the heart of Hucclecote for over 60's.

Accessed through the well-kept communal areas, the property is to the rear and overlooks the pleasant communal gardens. An entrance hall leads through to a light and spacious living room which opens into the kitchen. A bedroom with fitted wardrobes is adjacent and a modern shower room completes the property.

Hucclecote Lodge is located on Hucclecote Road with excellent access to local bus routes. A communal lounge hosts events for residents. Parking is available. NO ONWARD CHAIN

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Entrance Hall

Entrance hall Via a communal hallway. Storage heater. Laminate wood effect flooring.

Living Room 11' 0" x 13' 11" (3.35m x 4.24m)

Spacious and light room. Large double glazed window to rear overlooking communal gardens. Electric heater. Laminate wood effect flooring.

Kitchen 9' 1" x 5' 6" (2.77m x 1.68m)

Double glazed window to side. Good range of wall base and drawer units. Sink with draining board. Fridge freezer. Cooker. Part tiled walls. Vinyl flooring.

Bedroom 9' 11" x 10' 10" (3.02m x 3.30m)

Double glazed window to rear. Electric heater. Laminate wood effect flooring. Fitted wardrobe. Cupboard with water heater

Shower Room 8' 3" x 5' 7" (2.51m x 1.70m)

WC. Basin. Large enclosed shower. Part tiled walls. Vinyl floor. Extractor fan.

Agency Notes

EPC: D

Council Tax: A

Lease: Lease was extended to 125 years in 2020

Annual Ground Rent: £50.00

Annual Service Charge: £1522.52

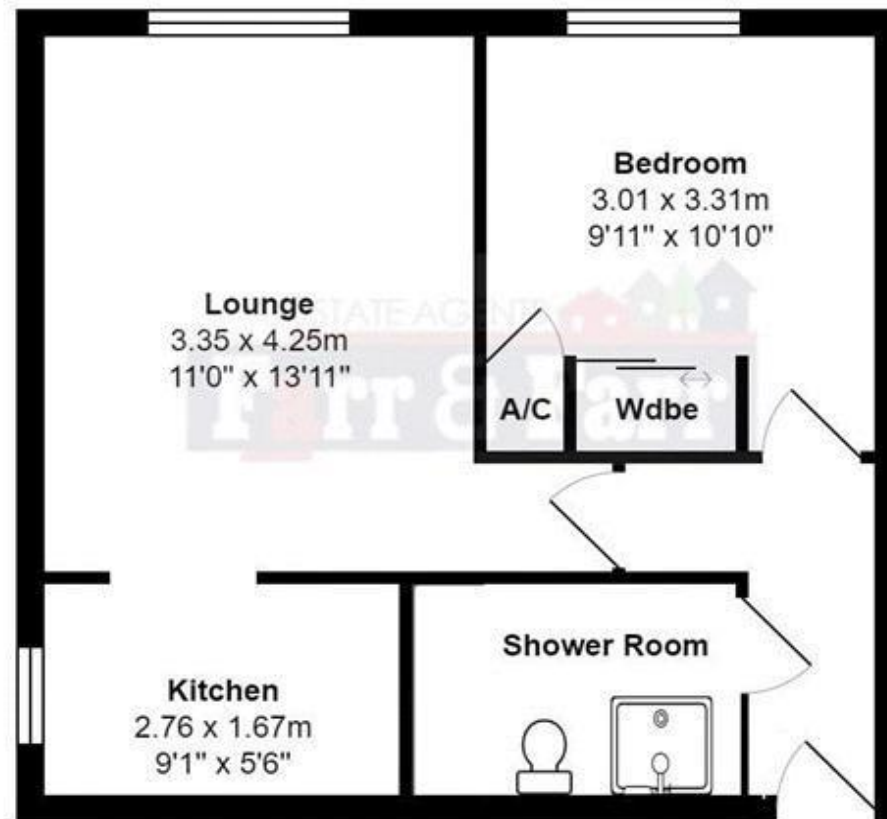
Over 60's development.

Please note that this property is subject to an exit fee upon resale. The fee is payable to the freeholder and is typically calculated as a percentage of the resale price. The exact percentage and the conditions for the fee will be outlined in the lease agreement.

As part of the application process for purchasing a flat in this retirement community, prospective buyers are required to attend a meeting with the property management team. This meeting is designed to ensure that the buyer is suitable for the property and to provide an opportunity for any questions regarding the community's rules, services, and living arrangements.







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.

City Centre

2a Worcester Street
Gloucester GL1 3AA
☎ 01452 500025
✉ enquiries@
farrandfarr.co.uk

Hucclecote

50 Hucclecote Road
Gloucester GL3 3RT
☎ 01452 613355
✉ hucclecote@
farrandfarr.co.uk

Longlevens

125 Cheltenham Road
Gloucester GL2 0JQ
☎ 01452 380444
✉ longlevens@
farrandfarr.co.uk

Lettings

40 Oxstalls Way
Gloucester GL2 9JQ
☎ 01452 238298
✉ lettings@
farrandfarr.co.uk