



Flat 18, Hucclecote Mews, Hucclecote Road, Gloucester, Gloucestershire, GL3

£124,950

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Farr & Farr Sales Lettings 

**Flat 18, Hucclecote Mews,
Hucclecote Road, Gloucester,
Gloucestershire, GL3 3SR**

£124,950

A ONE BEDROOMED GROUND FLOOR APARTMENT IN A POPULAR OVER 50'S COMPLEX WITH 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, doctors, and dentists, community center with library and frequent bus services to both Gloucester and Cheltenham. The property is as follows:

Entrance

Internal hardwood door. Double glazed window to side. Emergency pull cord. Radiator. Carpet Flooring.

Lounge 12' 0" x 13' 5" (3.66m x 4.09m)

Radiator. Sliding Patio doors. TV point. Carpet Flooring. Telephone Point. Emergency pull cord. Wall thermostat.

Kitchen 8' 9" x 5' 9" (2.66m x 1.76m)

Radiator. Range of base and wall cupboards and drawers. Worktops with stainless steel sink. Space for cooker and plumbing for washing machine. Vinyl flooring. Large pantry cupboard housing combination boiler. Emergency pull cord.

Bedroom 8' 7" x 13' 5" (2.62m x 4.10m)

Radiator. Window to rear. Large built in double wardrobe with sliding doors. Carpet Flooring. Telephone point. Emergency pull cord.

Bathroom

Radiator. Large shower cubicle with seating. Vinyl flooring. Marbrex wall tiles. Built in cupboards housing low level WC and wash hand basin. Extractor fan.

Exterior

Beautifully maintained communal gardens surround the complex, laid to lawn with mature plants and shrubs and an ornamental fish pond.

EPC: C Council Tax: A Service Charges: £1534.36 per year. Ground Rent £50.00 and Building Insurance: £140 per year. Leasehold: 99 Years from 1985.

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.

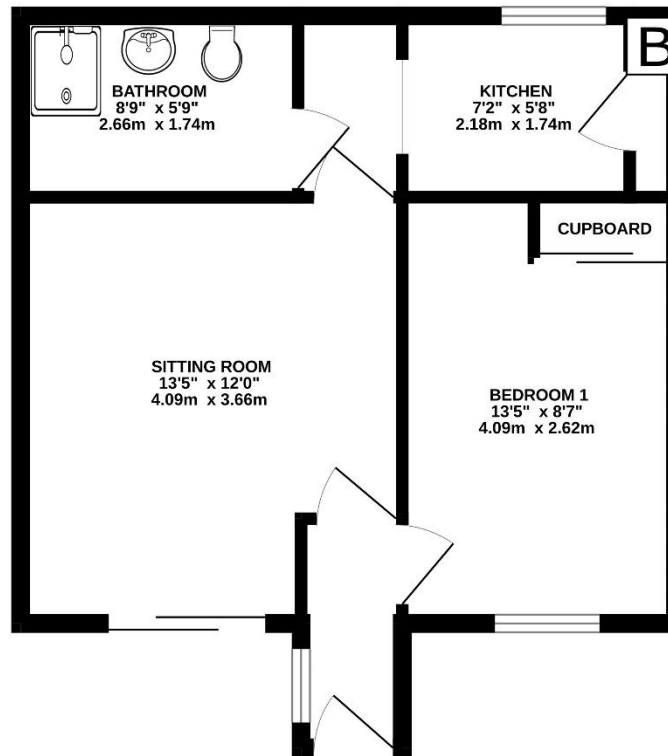
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note



GROUND FLOOR
406 sq.ft. (37.7 sq.m.) approx.



TOTAL FLOOR AREA: 406 sq.ft. (37.7 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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