



Flat 24 Hucclecote Lodge, Hucclecote Road, Gloucester, Gloucestershire, GL3 3SH

£61,950

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Farr & Farr Sales Lettings 

**Flat 24 Hucclecote Lodge,
Hucclecote Road, Gloucester,
GL3 3SH**

£61,950

A VERY WELL MAINTAINED FIRST FLOOR
APARTMENT WITH VIEWS OVER THE
GARDENS TO THE COTSWOLDS BEYOND
AND SITUATED IN THIS DESIRABLE
RESIDENTIAL COMPLEX FOR THE OVER 60'S

Number 24 has been very well maintained,
recently redecorated and situated on the first
floor. Additional benefits include a South
Westerly backing aspect enjoying views over
the gardens to the Cotswolds beyond.
Internally, the rooms are well presented and
of a good size and the apartment is close to
the lift. The property is situated on Hucclecote
Road and is close to local facilities including
Tesco's and the M5 motorway with it's fast
routes to the north and south are within very
easy reach.

www.farrandfarr.co.uk

Entrance

Communal halls with entry phone system. Staircase and
lift to:-

Entrance Hallway

Night storage heater. Alarm control. Entry phone.
Cupboard.

Sitting Room 13' 8" x 11' 0" (4.16m x 3.35m)

Night store heater. Window overlooking gardens with
lovely views to the Cotswolds. Tv and telephone point.
Alarm Pull cord. Arch to:-

Kitchen 8' 7" x 5' 7" (2.61m x 1.70m)

One and a half bowl single drainer sink unit set into
worktops. Part tiled walls. Wall and base units. Vinyl
flooring. Wall heater, cooker control panel. Larder.
Cupboard.

Bedroom 11' 3" x 10' 0" (3.43m x 3.05m)

Wardrobe cupboard with sliding doors. Airing cupboard
with lagged copper cylinder and immersion heater.
Electric panel radiator.

Bathroom

Panel bath with electric shower. Fully tiled splashback.
Low level WC. Pedestal wash hand basin. Shaver point.
Vinyl flooring. Extractor fan.

Exterior

Ample parking to the front and side. Rear gardens are
very well landscaped and maintained with lawns and
various seating areas. Enclosed with mature trees,
flowers and shrubs giving privacy.

Agent Notes

EPC: C

Council Tax: A 99 years from the 1st November 1984.
Annual ground rent £50

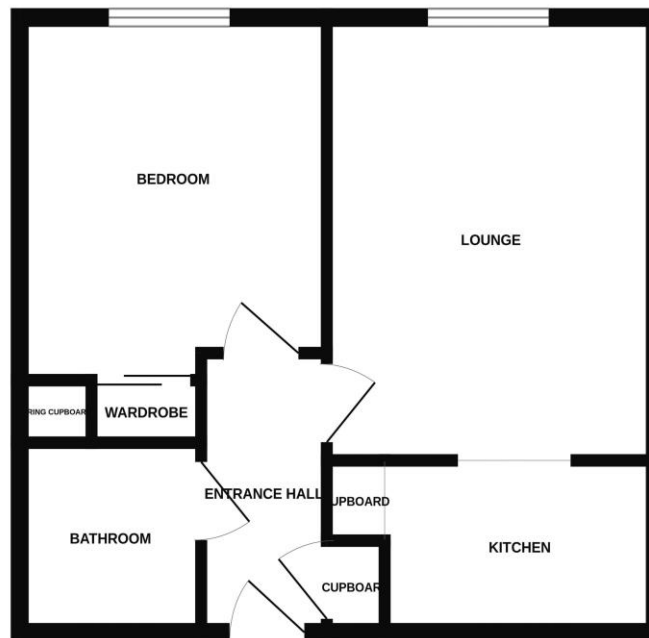
Annual service charge £1450

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 www.farrandfarr.co.uk community's
rules, services, and living arrangements.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR
405 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA: 405 sq.ft. (37.6 sq.m.) approx.
While 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 misstatement. 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 is given 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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