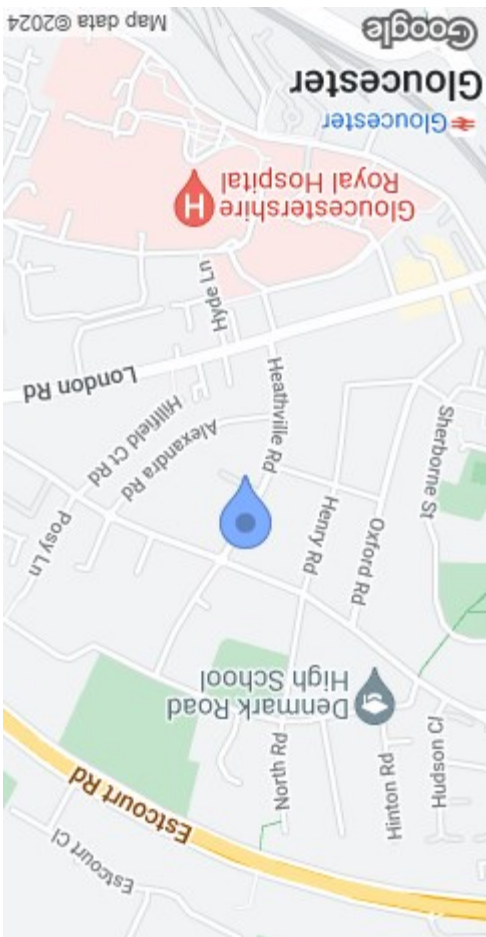
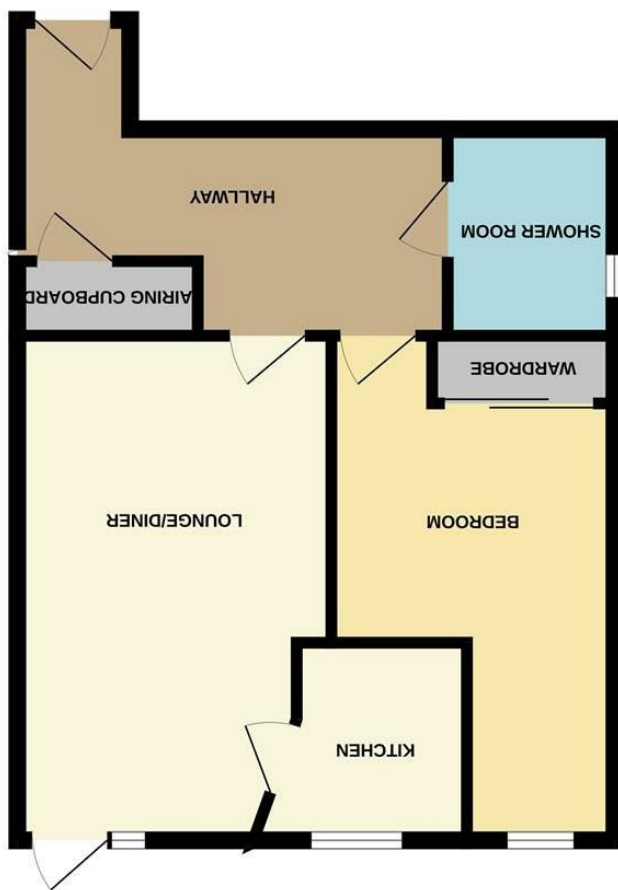




MISREPRESENTATION DISCLAIMER  
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.

England & Wales	
Energy Efficiency Rating	Environmental Impact (CO <sub>2</sub> ) Rating
 A 92-100 B 81-91 C 69-80 D 55-68 E 39-54 F 21-38 G 1-20	 A 10-35 B 36-47 C 48-65 D 66-83 E 84-101 F 102-129 G 130-152

What every agent has been made to ensure the accuracy of the figures contained therein, measurements of areas, volumes, masses and any other information are approximate and should be used as such. 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. This plan is illustrative purposes only and should be used as such. Any errors, omissions or misstatements. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropack 5/2024



Flat 18, Hamlet Lodge Heathville Road  
 Gloucester GL1 3ET

**STEVE GOOCH**  
 ESTATE AGENTS | EST 1985



**£115,000**

Chain free very well presented leasehold one bedroom ground floor apartment for the over 60's situated in a desirable location with lovely communal gardens on the ever popular Denmark Road.

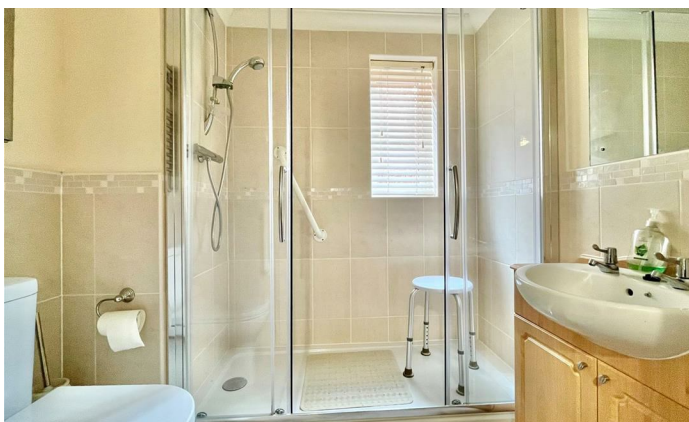
Accommodation comprises communal entrance area, hallway, 16ft lounge, fitted kitchen with built in appliances, 16ft bedroom, shower room, communal residents lounge and the laundry room.

Outside at the front and rear of the property you have beautiful well maintained communal gardens and residents parking.

Kingsholm benefits from a pharmacy, doctors surgery and a choice of pubs. There are also convenience stores.

Kingsholm Stadium is a rugby union stadium located in the Kingsholm area of Gloucester and is the home stadium of Gloucester Rugby. The stadium has a capacity of 16,115.

Kingsholm regularly hosts pop concerts, generally when the season has ended. The stadium has hosted acts ranging from Tom Jones, McFly, Ronan Keating and The Wanted. It has also hosted names such as Madness, Elton John, Jess Glynne and Lionel Richie and Little Mix.



Front door leads into:

**ENTRANCE HALLWAY**

Coved ceiling, built in storage cupboard with the hot water cylinder.

**LOUNGE/DINER**

16'9 x 10'5 max (5.11m x 3.18m max )

Wall mounted electric heater, tv point, coved ceiling, upvc double glazed door and window to rear elevation overlooking the communal garden.

**KITCHEN**

8' x 7'6 (2.44m x 2.29m)

Base and wall mounted units, laminated worktops, tiled splashbacks, single drainer stainless steel sink unit, built in ceramic hob, electric oven, fridge and freezer, wall mounted electric heater, coved ceiling, upvc double glazed window to rear elevation overlooking the communal gardens.

**BEDROOM 1**

16'8 x 9'2 max (5.08m x 2.79m max)

Double built in wardrobe, telephone point, coved ceiling, wall mounted electric heater, upvc double glazed window to rear elevation overlooking the communal garden.

**SHOWER ROOM**

6'8 x 5'7 (2.03m x 1.70m)

Double shower enclosure and unit, low level w.c., wash hand basin with a cupboard below, shaver point and light, coved ceiling, chrome heated towel rail, extractor fan, upvc double glazed window to side elevation.

**OUTSIDE**

There are beautiful well maintained communal gardens and residents parking.

**SERVICES**

Mains water, electricity and drainage.

**WATER RATES**

To be advised.

**LOCAL AUTHORITY**

Council Tax Band: A  
Gloucester City Council, Herbert Warehouse, The Docks, Gloucester GL1 2EQ.

**TENURE**

Leashold.

**LEASE**

125 Years from 2009.

**GROUND RENT**

£860.98 Per Annum.

**MAINTENANCE CHARGES**

£2,415.80 Per Annum.

**VIEWING**

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 6.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

**DIRECTIONS**

From Kingsholm Road turn right into Denmark Road passing Lansdown Road where the property can be found just after Heathville Road on the left hand side.

**PROPERTY SURVEYS**

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

