



Hamlet Lodge, Heathville Road, Kingsholm

Leasehold

£140,000

**Flat 23 Hamlet Lodge, Heathville Road,
Gloucester, Gloucestershire, GL1 3ET**

£140,000

Leasehold. Council Tax Band B



2 Bedrooms



1 Bathrooms



1 Receptions

Features

- *Retirement Apartment * Two Double Bedrooms
- *First Floor *Lounge Diner and Kitchen
- *Shower Room * UPVC Double Glazing
- *No Onward Chain * EPC Rating C77
- * *

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The Property

A First Floor RETIREMENT Apartment with Lift Access within an established retirement community benefitting from a Juliet Balcony and light, airy spacious south facing rooms overlooking the landscaped Gardens.

With well maintained accommodation comprising of Entrance Hall (with airing cupboard and storage cupboard), Spacious Lounge Diner, fully fitted Kitchen with integrated appliances, Two DOUBLE Bedrooms (with mirrored wardrobes to Master Bedroom) and a SHOWER ROOM.

The property also benefits from Communal facilities including RESIDENTS Lounge, Laundry Room , ON-SITE Manager, 24 hour emergency Careline system with intruder/fire detection, electricity is on the Economy 10 tariff (so using cheaper electricity to heat the hot water) and Car Parking available to residents

This is a great opportunity to live independently in a well maintained and established Over 60's community with several events organised weekly if you wish to participate

Call 01452 543200 To View!

Entrance Hall 13' 6" x 3' 4" (4.11m x 1.02m)

Lounge Diner 22' 7" x 10' 5" (6.88m x 3.17m)

Kitchen 8' 2" x 7' 6" (2.49m x 2.28m)

Master Bedroom 13' 8" x 9' 3" (4.16m x 2.82m)

Bedroom Two 16' 0" x 9' 4" (4.87m x 2.84m)

Shower Room 5' 7" x 5' 5" (1.70m x 1.65m)

Addition Information

Tenure: Leasehold

125 year Lease commencing 2010

Ground Rent: £478.32 1/2 Yearly.

To be reviewed: RPI Every 7 Years

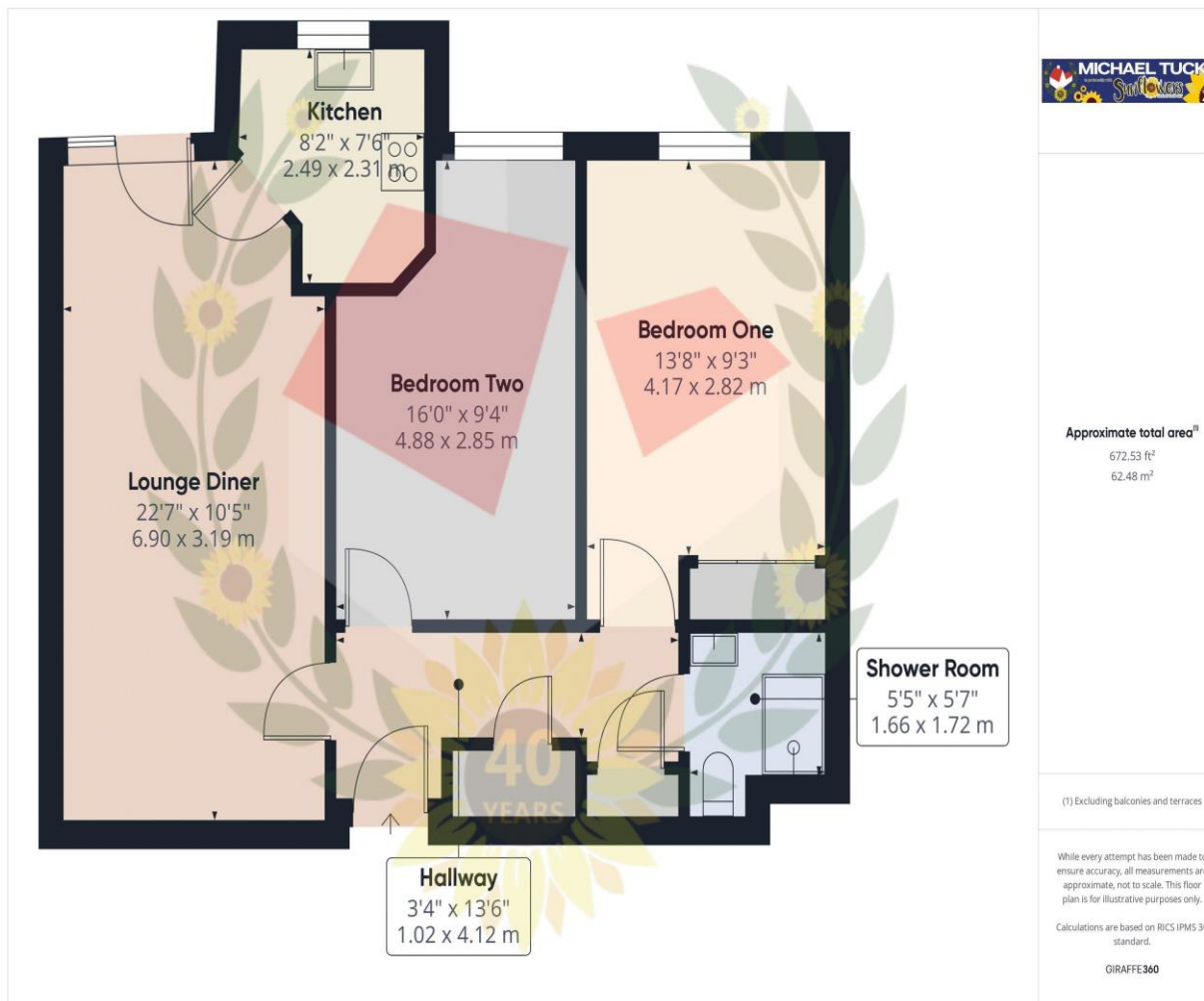
Service Charge: £1811 1/2 Yearly

Service charges include: Lodge Manager & administration; careline; emergency equipment; buildings insurance; electricity in communal areas; water and sewerage; window cleaning; grounds maintenance; cleaning in communal areas; lift and maintenance









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