



Flat 14 Hucclecote Lodge, Hucclecote Road, Gloucester, Gloucestershire, GL3

£59,950

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 **Farr & Farr** Sales
Lettings 

**Flat 14 Hucclecote Lodge ,
Hucclecote Road, Gloucester,
GL3 3SH**

£59,950

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

Accessed through the well-kept communal areas, the property overlooks the pleasant views to the front on to Hucclecote Road. An entrance hall leads through to a large and spacious living room which opens into the kitchen. A bedroom with fitted wardrobes is adjacent and a bathroom completes the property.

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

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Entrance Hall

Entry phone. Laminate flooring. Emergency pull cord. Storage cupboard with rail and shelving.

Bathroom

Vinyl flooring. WC. Wash handbasin and tiled splashback. Mirrored cabinet. Panelled bath. Mira shower. Part tiled walls. Extractor fan.

Bedroom 1 11' 5" x 10' 1" (3.48m x 3.07m)

Laminate flooring. Double glazed window with views to front. Electric wall mounted heater. Built-in wardrobe with sliding doors. Airing cupboard housing immersion heater.

Sitting Room 3' 11" x 10' 10" (1.19m x 3.30m)

Laminate floor. Double glazed window to front. Electric wall mounted heater. Archway to:-

Kitchen 8' 11" x 5' 5" (2.72m x 1.65m)

Vinyl flooring. Space for electric oven. Stainless steel sink with drainer and mixer tap. Part tiled walls. A range of wall and base cupboards with laminate worktop over. Extractor fan.

EPC: D

Council Tax: A

Annual Ground Rent: £25.00

Annual Service Charge: £1600.00

Lease: 99 years from the 1st November 1984.

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.

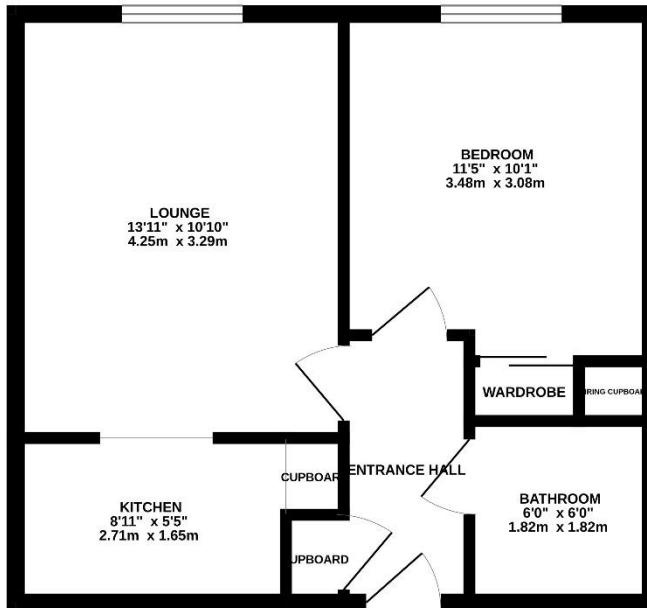
As part of the application process for purchasing a flat in this retirement community, prospective buyers are required to attend a meeting with the property management team. This meeting is designed to ensure that the buyer is suitable for the property and to provide an opportunity for any questions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



Agent Notes



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



TOTAL FLOOR AREA: 405 sq.ft. (37.6 sq.m.) approx.
Whilst every effort 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 fixtures, fittings 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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