



Flat 7, Hucclecote Mews, 78 Hucclecote Road
£145,000

Farr & Farr Sales & Lettings

Flat 7

Hucclecote Mews, Gloucester

Offered for sale is this well presented, first floor leasehold apartment in a lovely position overlooking the gardens at the popular, over 50's, Hucclecote Mews development. This lovely property offers a spacious living room, large bedroom, kitchen and bathroom. Other benefits include gas central heating and double glazing throughout with new carpets.

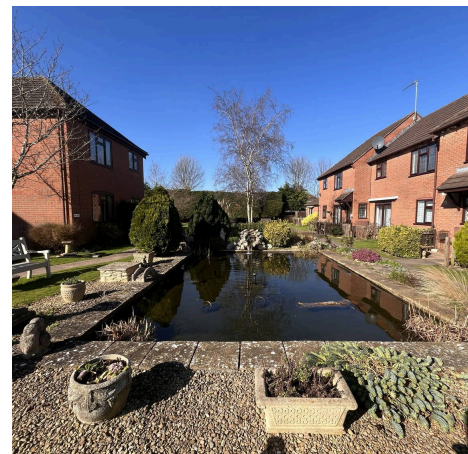
Hucclecote Mews is a purpose built retirement complex situated in the popular residential district of Hucclecote, an area particularly well supplied with local amenities which include shops, doctors, and dentists, community centre with library and frequent bus services to both Gloucester and Cheltenham.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





Shared Entrance Hall

Staircase to 3 apartments on the first floor.
Stair lift.

Entrance

Glazed door. Carpet flooring. Alarm pull cord. Handrail. Radiator. 1 Storage cupboards.

Kitchen

Dimensions: 8' 2" x 8' 4" (2.49m x 2.54m).
Double glazed window. Tiled floor. Ceiling spotlights. A well fitted kitchen will a range of cupboards, drawers and wall cabinets with worktops over. Space for cooker. Extractor hood. Stainless steel sink with mixer tap and drainer. Part tiled walls. Larder cupboard. Heated towel rail.

Sitting Room

Dimensions: 14' 9" x 10' 10" (4.49m x 3.30m).
Spacious living area with dual aspect double glazed windows overlooking the communal gardens. Carpet flooring. Radiator.



Bedroom

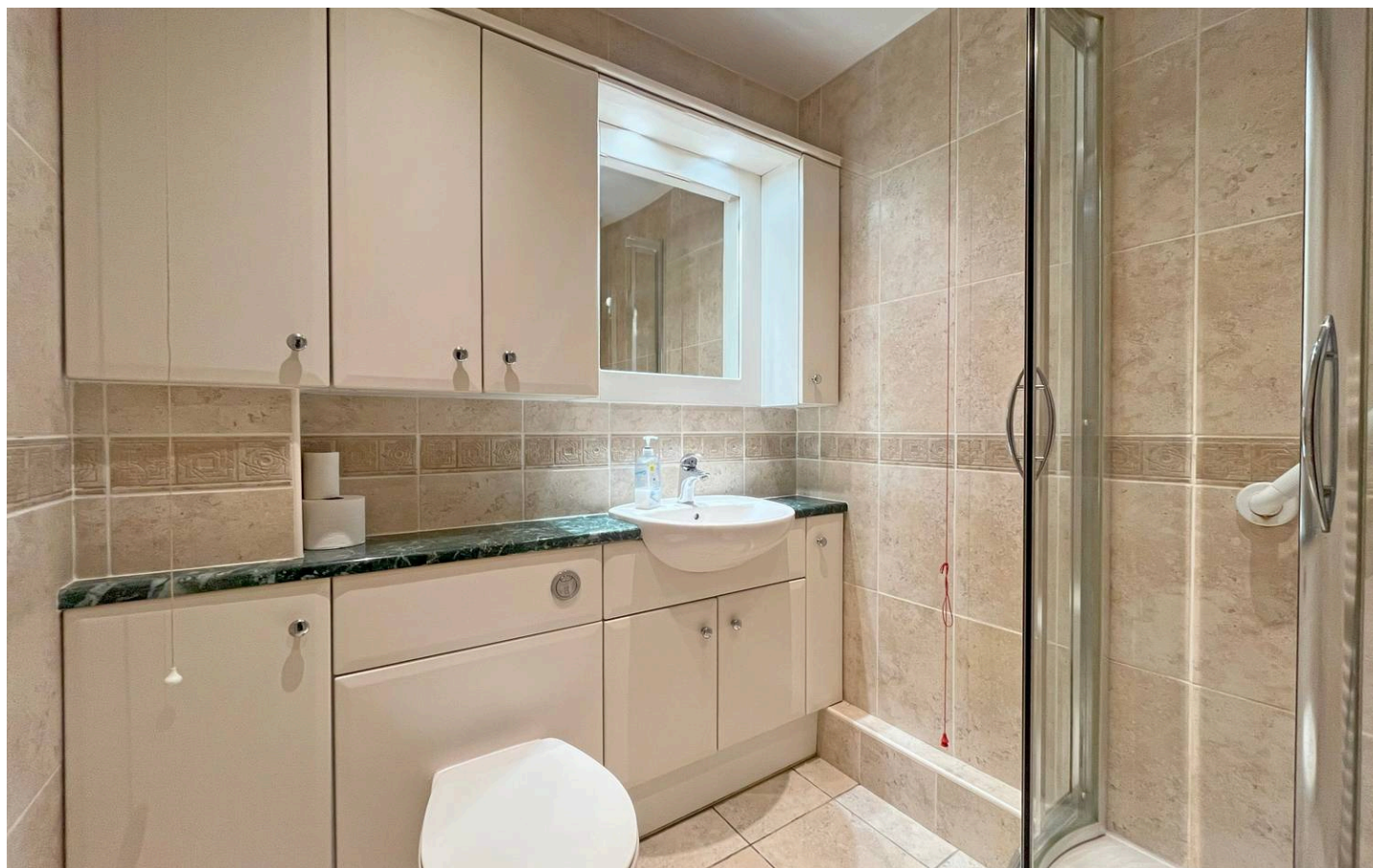
Dimensions: 13' 9" x 9' 2" (4.19m x 2.79m). A range of cupboards, drawers and mirrored wardrobes. Double glazed window. Carpet flooring Airing cupboard housing Worcester combination boiler.

Shower Room

Tiled floor. Heated Towel rail. Built in cupboards housing low level WC and wash hand basin. Vanity mirror with lighting. Extractor fan. Mira electric shower. Handrail. Shower cubicle.

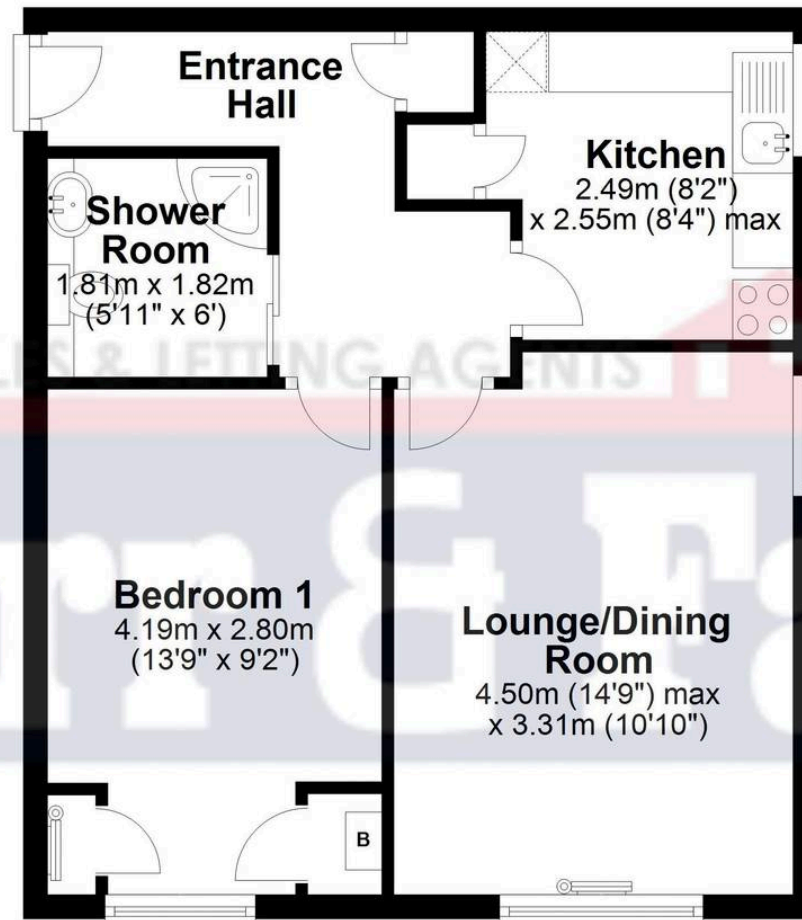
Agents Note

EPC: C Council Tax: A Service Charges: £365.32 per quarter. Ground Rent: £75 Building Insurance: £140 per year. Leasehold: 99 Years from 1985. Over 50's complex No Pets Allowed 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.



Top Floor

Approx. 44.2 sq. metres (475.5 sq. feet)



Total area: approx. 44.2 sq. metres (475.5 sq. feet)

Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy.
Plan produced using PlanUp.

Farr and Farr Hucclecote

Farr & Farr, 50 Hucclecote Road - GL3 3RT

01452613355 • hucclecote@farrandfarr.co.uk •

Farr & Farr Sales Lettings