



Flat 18, Hucclecote Mews, 78 Hucclecote Road
£122,000

Farr & Farr Sales & Lettings

Flat 18

Hucclecote Mews, Gloucester

A ONE BEDROOMED GROUND FLOOR APARTMENT IN A POPULAR OVER 50'S COMPLEX WITH NO ONWARD CHAIN.

This one bedroomed property is in a lovely position on the complex for over 50's overlooking the beautifully maintained gardens and pond and must be viewed to fully appreciate.

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 center 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





Entrance

Internal hardwood door. Double glazed window to side. Emergency pull cord. Radiator. Carpet Flooring.

Lounge

Dimensions: 12' 0" x 13' 5" (3.66m x 4.09m). Radiator. Sliding Patio doors. TV point. Carpet Flooring. Telephone Point. Emergency pull cord. Wall thermostat.

Kitchen

Dimensions: 8' 9" x 5' 9" (2.66m x 1.76m). Radiator. Range of base and wall cupboards and drawers. Worktops with stainless steel sink. Space for cooker and plumbing for washing machine. Vinyl flooring. Large pantry cupboard housing combination boiler. Emergency pull cord.

Bedroom

Dimensions: 8' 7" x 13' 5" (2.62m x 4.10m). Radiator. Window to rear. Large built in double wardrobe with sliding doors. Carpet Flooring. Telephone point. Emergency pull cord.



Shower Room

Radiator. Large shower cubicle with seating. Vinyl flooring. Marbrex wall tiles. Built in cupboards housing low level WC and wash hand basin. Extractor fan.

Exterior

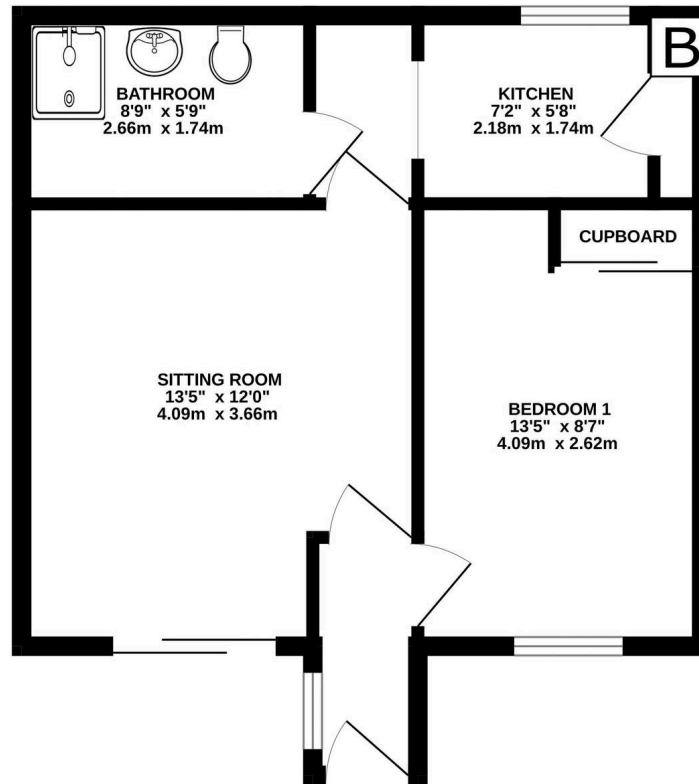
Beautifully maintained communal gardens surround the complex, laid to lawn with mature plants and shrubs and an ornamental fish pond.

Agents Note

EPC: C Council Tax: A Service Charges: £365.32 per quarter. Ground Rent and Building Insurance: £92 per year. Leasehold: 99 Years from 1985. Over 50's development. 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.



GROUND FLOOR
406 sq.ft. (37.7 sq.m.) approx.



TOTAL FLOOR AREA: 406 sq.ft. (37.7 sq.m.) approx.

Whilst 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 mis-statement. 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 as to their operability or efficiency can be given.
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