



Flat 14, Hucclecote Lodge, 174 Hucclecote Road  
£52,000

**Farr & Farr** Sales & Lettings

# Flat 14

Hucclecote Lodge, Gloucester

**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.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: C





### **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**

Dimensions: 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**

Dimensions: 3' 11" x 10' 10" (1.19m x 3.30m). Laminate floor. Double glazed window to front. Electric wall mounted heater. Archway to:-

### **Kitchen**

Dimensions: 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



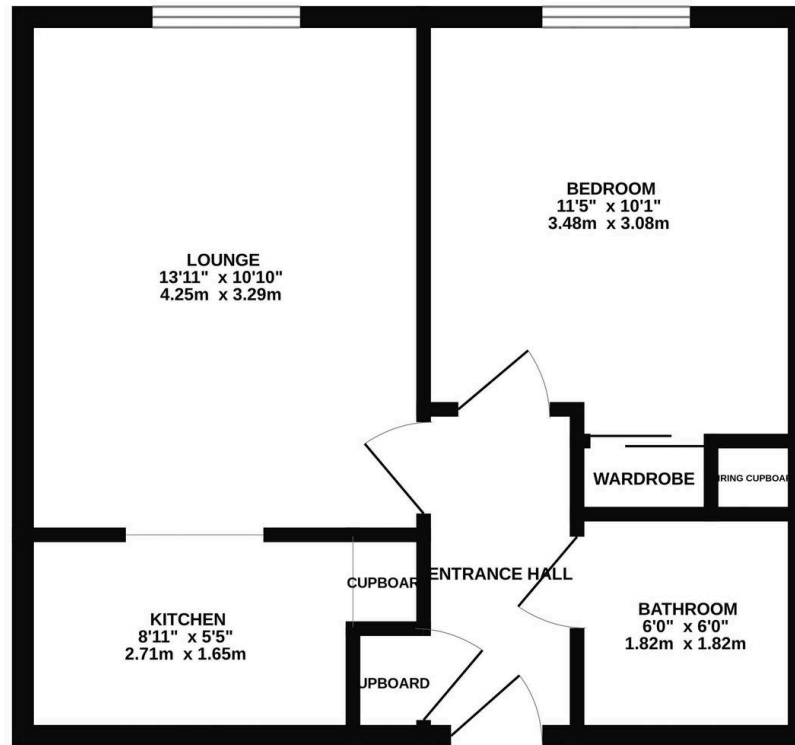
## Agent Notes

EPC: D Council Tax: A Annual Ground Rent: £50.00 Annual Service Charge: £1522.52 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.





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



TOTAL FLOOR AREA: 405 sq.ft. (37.6 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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