O.I.E.O £140,000 Leasehold

2 Bedroom, Apartment - Retirement

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

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Hamlet Lodge

Hamlet Lodge is a prestigious development of 48 one and two bedroom Retirement apartments for the over 60's. These retirement properties are ideally located for access to the bustling city centre, which combines High Street stores with a wide range of specialist shops and boutiques. Alongside restaurants and cafes within the pedestrianised centre, two modern shopping centres, The Mall Eastgate and Kings Walk cater for all your shopping needs. Gloucester has been very successful in retaining much of its market town atmosphere with an all year round covered market selling traditional local produce.

To the east of Gloucester, The Cotswolds known for their gentle hillsides and sleepy villages and designated as an Area of Outstanding Natural Beauty offer endless walking opportunities, many based in and around the characteristic villages and market towns. The Cotswolds also have some of the finest gardens in Great Britain and a regular calendar of festivals and events to enjoy.

Hamlet Lodge's manager is on hand throughout the day to support the residents and keep the development in perfect shape. They assist in arranging many regular events in the Owners Lounge from coffee mornings to games afternoons.

A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use of the Guest Suites at all Churchill Living developments across the country. Prices are available from the Lodge Manager.

Hamlet Lodge has been designed with safety and security at the forefront, the apartment has an emergency Careline system installed, monitored by the onsite Lodge Manager during the day and 24 hours, 365 days a year by the Careline team. A Careline integrated intruder alarm, secure video entry system and sophisticated fire and smoke detection systems throughout both the apartment and communal areas provide unrivalled peace of mind.

Hamlet Lodge is managed by the award winning Churchill Estates Management, working closely with Churchill Living and Churchill Sales & Lettings to maintain the highest standards of maintenance and service for every lodge and owner.

Hamlet Lodge requires at least one apartment resident to be over the age of 60 with any second resident over the age of 55.

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Property Overview

TWO BEDROOM RETIREMENT APARTMENT WITH GARDEN VIEWS

This lovely two bedroom first floor apartment is presented in fantastic order. The property provides well-proportioned accommodation throughout and offers a Juliet balcony with lovely views over the communal gardens. Offered with no onward chain and vacant possession.

The Living Room offers ample space for living and dining room furniture and benefits from a feature electric fire with attractive surround. A French door opens to a Juliet balcony and windows provide lots of natural light.

The Kitchen is accessed via the Living Room and offers a range of eye and base level units with working surfaces over and tiled splashbacks. There is a built-in waist height oven, 4 ring electric hob with extractor hood over, a fridge and freezer. A window allows for light and ventilation.

Bedroom One is a good-sized double room with built-in mirrored wardrobe. There is plenty of space for additional bedroom furniture if desired.

Bedroom Two is another good-sized room. This room could be used as a separate Dining Room, Study or Hobby Room.

The Shower Room offers a curved shower with handrail, a heated towel rail, WC and wash hand basin with vanity unit beneath.

Perfectly complementing this wonderful apartment is an airing cupboard plus another useful storage cupboard located in the hallway.

Call us today to book your viewing!

Features

- Two bedroom first floor apartment with Juliet balcony
- Fully fitted kitchen with integrated appliances
- Lodge manager available Monday to Friday
- Owners Lounge with regular social events
- 24 hour emergency Careline system
- Lift to all floors
- Landscaped gardens
- A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use the Guest Suites at all Churchill Living developments across the country
- No onward chain & vacant possession

Key Information

Service Charge (Year Ending 31st May 2027): £3,738.54 per annum.

Ground rent £956.64 per annum. To be reviewed January 2031.

Council Tax: Band B

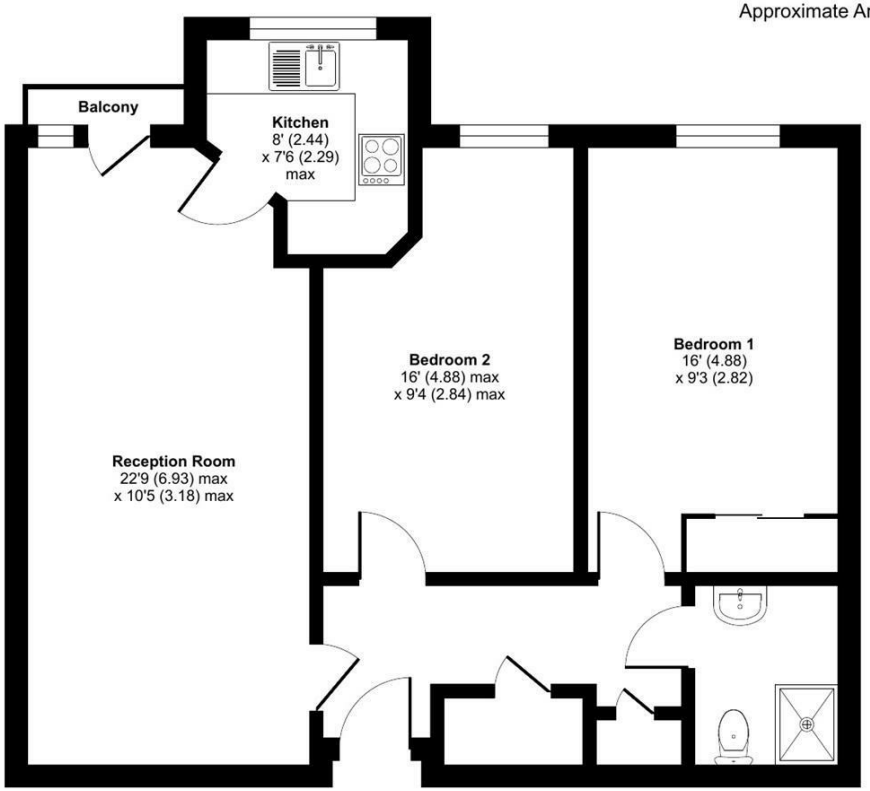
125 year Lease commencing 2010

Please check regarding Pets with Churchill Estates Management. Any consents given in relation to pets are subject to the terms of the lease and any further rules and regulations made by Churchill Estates Management.

Service charges include: Careline system, buildings insurance, water and sewerage rates, electric heating in communal areas, communal cleaning, utilities and maintenance, garden maintenance, window cleaning, lift maintenance & Lodge Manager.

Approximate Area = 719 sq ft / 66.7 sq m

For identification only - Not to scale



EPC Rating: C

Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Churchill Estate Agents. REF: 1194898

DESCRIPTION Measurements are approximate and some may be maximum on irregular walls.

CONSENTS We have not had sight of any relevant building regulations, guarantees or planning consents. All relevant documentation pertaining to this property should be checked with your legal advisor before exchanging contracts.

Property Particulars Disclaimer: These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Consumer Protection from Unfair Trading Regulations, 2008. Nor do they constitute a contract, part of a contract or a warranty.

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