



Flat 2, Hucclecote Mews, 78 Hucclecote Road
£180,000

Farr & Farr Sales Lettings

Flat 2

Hucclecote Mews, Gloucester

A beautifully presented and easily maintained two bedroom retirement end terrace house in this popular over 50's complex.

Number two is an end terraced on this small and popular development in the heart of Hucclecote. Internally the accommodation comprises two bedrooms and a shower room to the first floor and to the ground floor a good size lounge/dining room with access to a small courtyard garden. Additionally there is a well fitted kitchen. The communal gardens and grounds that surround the property are beautifully manicured and landscaped and there is ample parking on site.

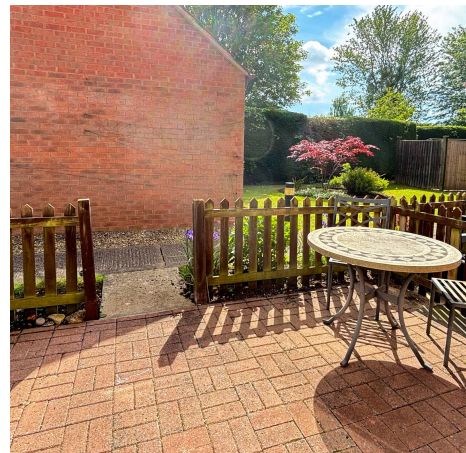
Hucclecote Mews is situated close to all the local facilities. Bus services are on the doorstep providing access to Cheltenham and Gloucester city centre. The M5 is only a short drive away.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:





Hall

Radiator.

Lounge/Diner

17' 0" x 11' 9" (5.18m x 3.58m)

Radiator. TV point. Staircase to landing. Deep under stairs cupboard. 15 light glazed door to kitchen and aluminium double glazed sliding patio doors to terrace. Stair lift.

Kitchen

8' 0" x 5' 10" (2.44m x 1.78m)

Very well equipped with inset one and a half bowl single drainer stainless steel sink unit set into worktops with cupboards and drawers below. Wall and base units. Built-in 4 ring electric hob and stainless steel and glass fronted double oven. Space for fridge and freezer. Valiant gas fire central heating boiler. Spotlights. Vinyl floor. Consumer box and views to the front.

First floor

Landing.

Bedroom one

14' 3" x 8' 6" (4.34m x 2.59m)

Built-in double wardrobe with mirrored sliding doors. Over stairs store cupboard/wardrobe. Radiator.

Bedroom two

9' 1" x 5' 10" (2.77m x 1.78m)

Radiator.

Shower room

Very well fitted with large shower cubicle with stainless steel controls, handrails and glazed folding screen. Pedestal wash handbasin. Low level WC. Vinyl floor. Shaver point. Heated towel rail/radiator in stainless steel

Agency Notes

Service charges: £1724.56 Per annum, Lease expires 1st November 2084, Ground Rent: £75 Per annum, Insurance: £140 Per annum 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





Garden

Front gardens laid to lawns with path to the front door. Outside meter boxes. Rear terrace laid to brick pavia with fence surrounds. Security lighting.

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Over 50's complex

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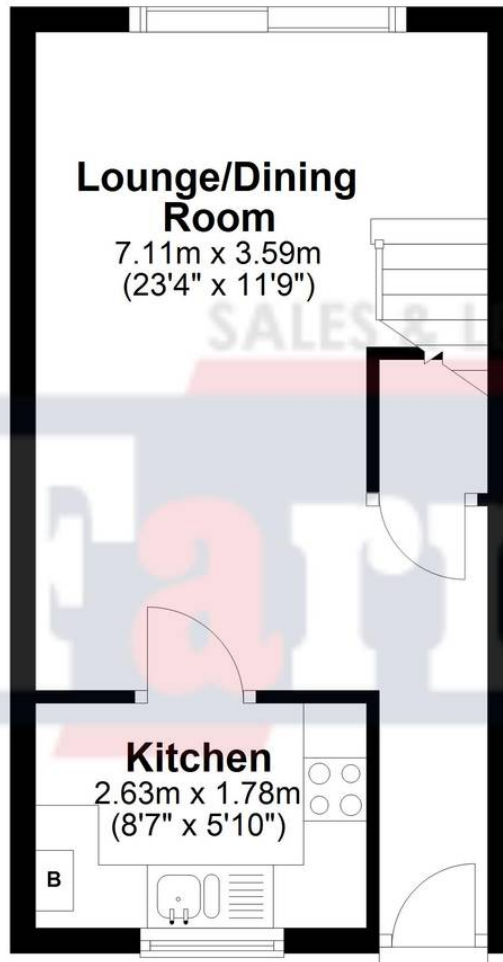
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As part of the application process for purchasing a flat in this retirement community, prospective buyers are required to attend a meeting with the property management team. This meeting is designed to ensure that the buyer is suitable for the property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



Ground Floor

Approx. 25.3 sq. metres (272.4 sq. feet)



First Floor

Approx. 25.6 sq. metres (275.0 sq. feet)



Total area: approx. 50.9 sq. metres (547.5 sq. feet)

Farr and Farr Hucclecote

Farr & Farr, 50 Hucclecote Road - GL3 3RT

01452613355 • hucclecote@farrandfarr.co.uk •

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