

Flat 12a, Hucclecote Lodge, 174 Hucclecote Road

£62,000

Farr & Farr Sales & Lettings

Flat 12a

Hucclecote Lodge, Gloucester

Situated within the popular over-60s development at Hucclecote Lodge, this one bedroom ground floor property offers fresh spacious accommodation.

Accessed via the communal hallway, the front door opens into an entrance hall with cupboard and through to the living room with large window allowing plenty of natural light into the property.

A modern kitchen is off the living room and has a window to the side.

Off the entrance hall, the double bedroom benefits from a fitted wardrobe. The modern bathroom is fitted with WC, basin and shower.

The property benefits from use of the very pleasant communal gardens and resident's lounge.

Hucclecote Lodge is located on Hucclecote Road and has excellent access to local shops, amenities and regular bus routes. The property is for sale with no onward chain.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:















Entrance Hall
Front door into hallway. Cupboard. Entry phone. Carpet.

Living Room
13' 10" x 11' 1" (4.22m x 3.38m)
Spacious living room with large double glazed window. Electric radiator. Carpet.

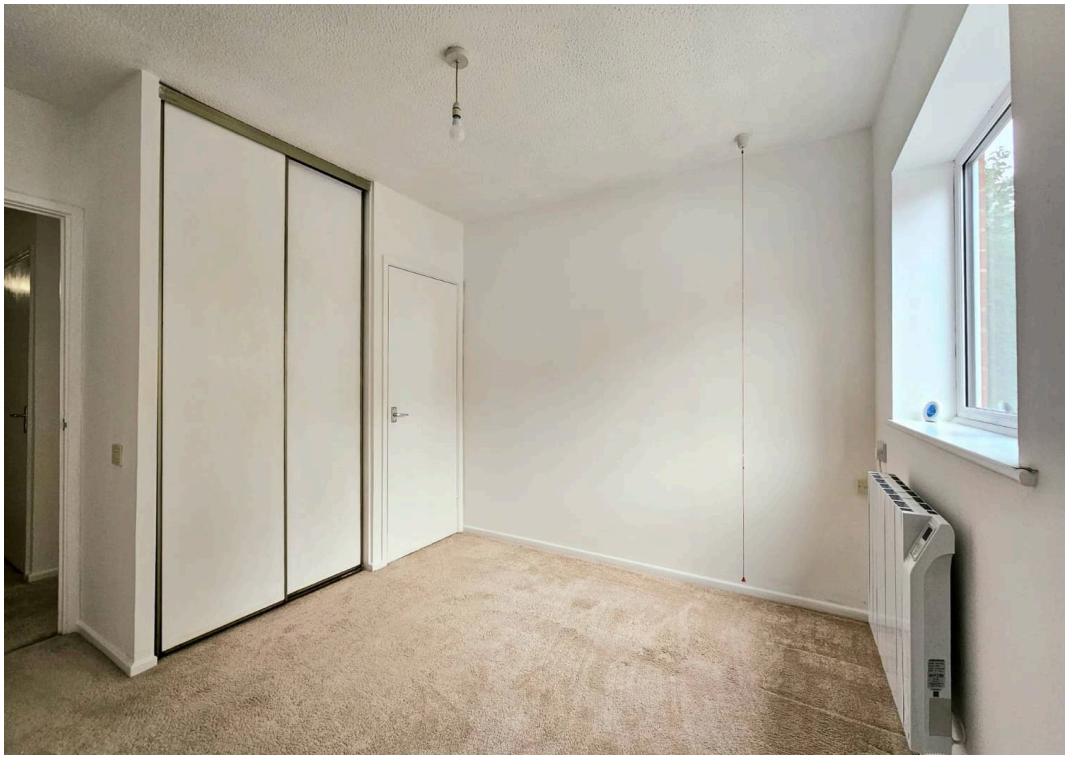
Kitchen
5' 7" x 9' 1" (1.69m x 2.77m)
Modern kitchen with a range of base and drawer units. Laminate worktop. Stainless steel sink with draining board and mixer tap. Fitted hob and oven. Double glazed window to side.

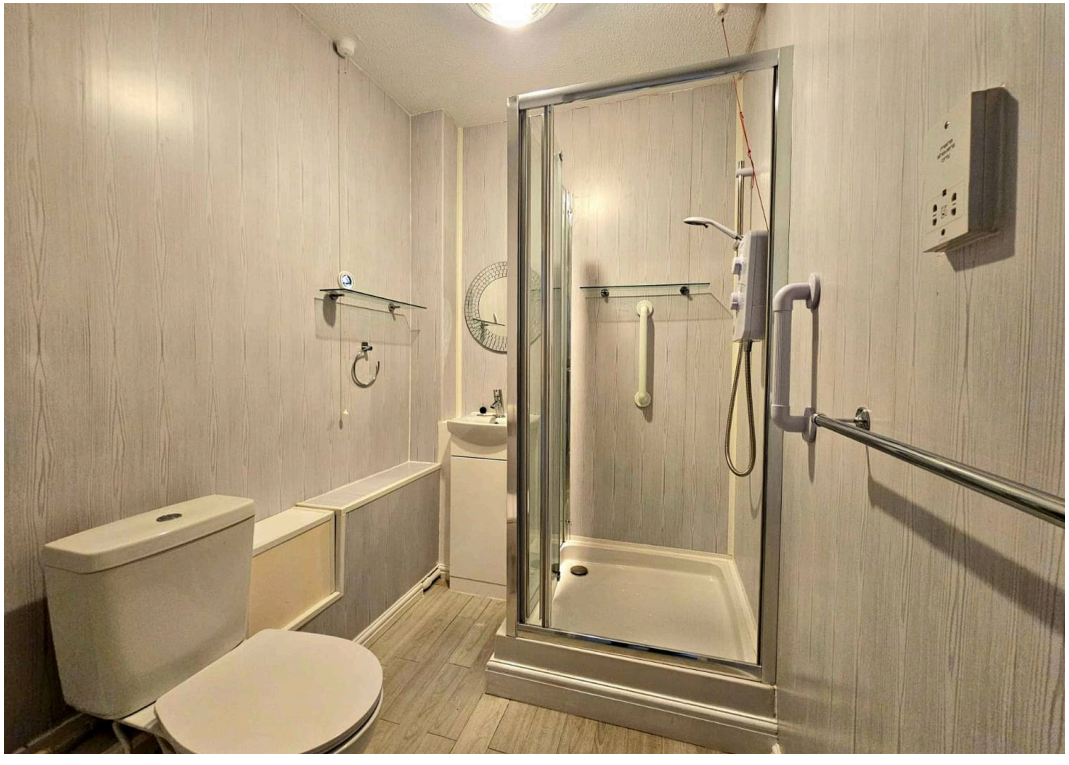
Bedroom
10' 11" x 10' 0" (3.32m x 3.05m)
Double bedroom. Double glazed window. Electric radiator. Carpet. Fitted wardrobes. Airing cupboard.

Bathroom
5' 6" x 8' 5" (1.68m x 2.56m)
Modern bathroom. WC. Basin with cupboard under. Enclosed electric shower. Panelled walls. Laminate flooring.

Agents 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. 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.









COMMUNAL GARDEN

Very pleasant communal gardens which are well maintained. Areas of lawn, planting and seating.

OFF STREET

1 Parking Space

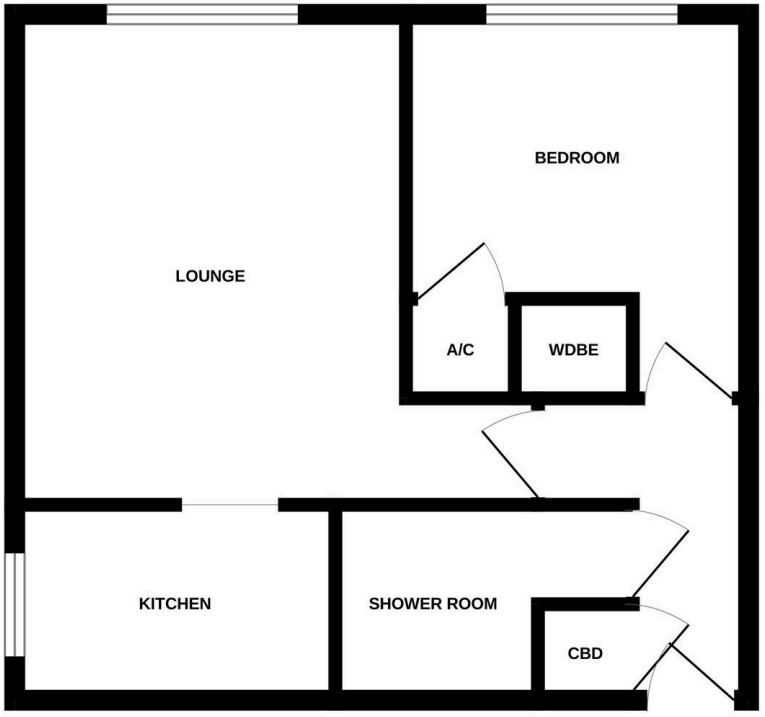
Communal off-street parking available.







GROUND FLOOR



12A HUCCLECOTE LODGE

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.
Made with Metropix ©2026

Farr and Farr Hucclecote
Farr & Farr, 50 Hucclecote Road - GL3 3RT
01452613355 • hucclecote@farrandfarr.co.uk •

Farr & Farr Sales & Lettings