

Flat 33, Hucclecote Mews, 78 Hucclecote Road

£95,000

Farr & Farr Sales & Lettings

Flat 33

Hucclecote Mews, Gloucester

Located within the popular Hucclecote Mews retirement development, this one bedroom apartment, situated in the main Grade 2 listed building, is very well presented having been modernised and well maintained by the current owner. Over 50's complex

Accessed via a communal hallway, the property sits on the first floor. An entrance hall leads through to the spacious living room with large sash windows allowing plenty of natural light and air into the property.

Adjacent to the living room is the kitchen which has a range of units and a recently fitted combi boiler.

A double bedroom benefits from fitted cupboards while the modern bathroom has recently been refurbished. Two large cupboards off the entrance hall provide vital storage.

Communal gardens are immaculately maintained and provide very pleasant areas with mature planting and a pond.

Hucclecote Mews is a very appealing development due to its proximity to a large range of local shop, amenities and local bus routes.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D















Entrance Hall
3' 5" x 18' 1" (1.05m x 5.52m)
Entrance Hall leading to all rooms. Carpet. Radiator. Large cupboard.

Living Room
14' 1" x 13' 11" (4.28m x 4.24m)
A very attractive living room with two large sash windows. Carpet. Radiator. Large cupboard.

Kitchen
5' 7" x 12' 8" (1.70m x 3.85m)
Large sash window to front. Range of wall, base and drawer units. Laminate worktop. Stainless steel sink with draining board and mixer tap. Cooker. Part tiled walls. Radiator. Vinyl flooring. Gas combi boiler.

Bathroom
5' 11" x 6' 1" (1.80m x 1.86m)
Sash window with frosted glazing to front. WC. Basin. New combi shower and fittings. Radiator. Vinyl flooring.

Bedroom
9' 9" x 12' 2" (2.97m x 3.70m)
Large sash window to front. Laminate flooring. Radiator. Fitted cupboards.

Agent Notes
Lease: 1st November 1985 for 99 years, so 58 years left Ground rent £75.00 per year Service charges are paid quarterly - £1,534.36 pa Insurance - £140 per year 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 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 attractive communal gardens with numerous planted areas, pond and benches.

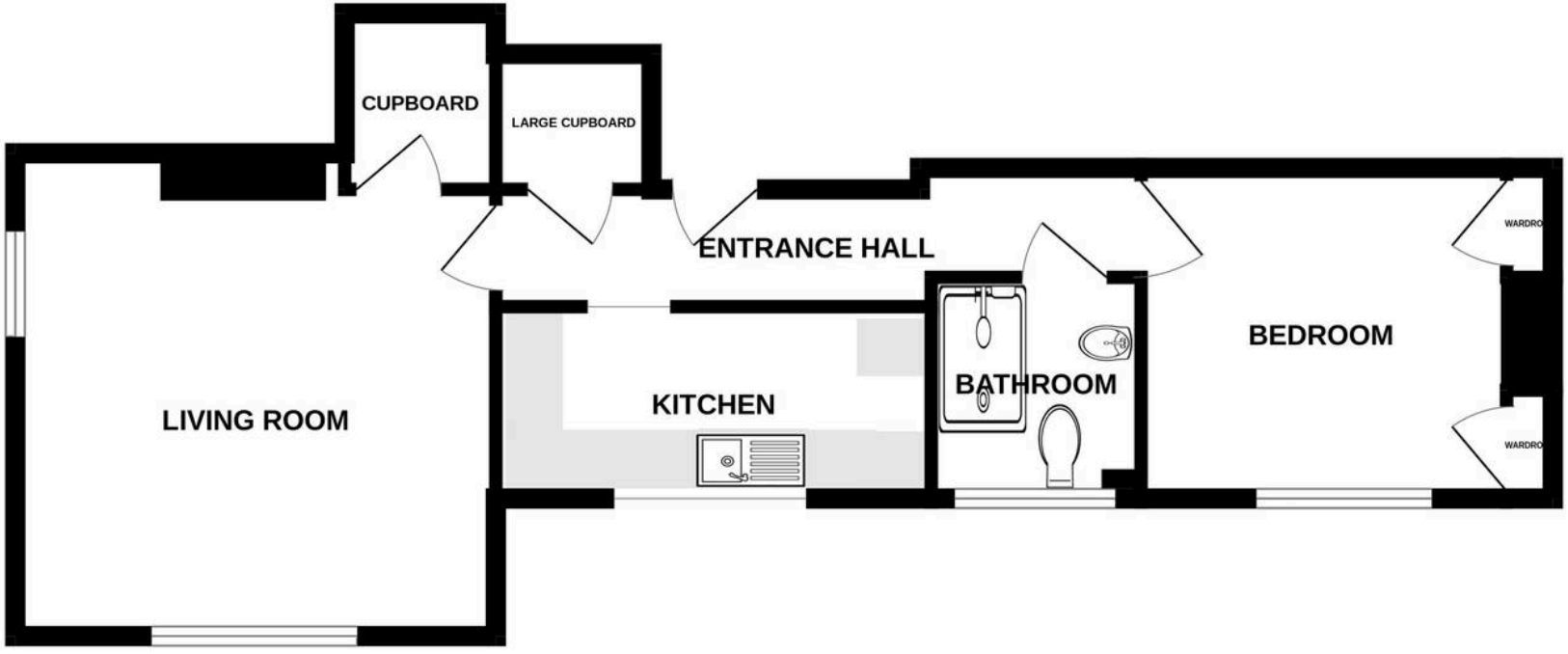
Off street







GROUND FLOOR
510 sq.ft. (47.4 sq.m.) approx.



TOTAL FLOOR AREA : 510 sq.ft. (47.4 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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