



Flat 27, Hamlet Lodge Heathville Road,
Gloucester – GL1 3ET – £89,950

Farr & Farr Sales & Lettings

Flat 27

Hamlet Lodge Heathville Road, Gloucester

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C

Service Charges : £3736PA

Ground Rent : £956PA

A ONE BED FIRST FLOOR RETIREMENT APARTMENT IN A PRESTIGIOUS DEVELOPMENT

Situated on Denmark Road this over 60's apartment benefits from a good size bedroom, lounge/diner, kitchen and well fitted shower room. It is electric heated throughout, has an entry phone/alarm, communal lounge, laundry lift and 24 hour care line and a site manager.

The property is situated approximately 1/2 mile to the North East of Gloucester city centre. It sits amongst beautiful landscaped gardens with a good deal of parking. Bus stops with access to both the city centre and Cheltenham are only a short walk and local shopping is close by.

- RETIREMENT APARTMENT
- ONE BEDROOM
- KITCHEN
- LOUNGE/DINER
- SHOWER ROOM
- LOVELY COMMUNAL GARDENS AND PARKING





ENTRANCE HALL

Deep store/airing cupboard with water heater. Shelving and consumer box.

LOUNGE/DINER

19' 6" x 10' 5" (5.94m x 3.17m)

Fireplace with electric fire. Electric wall heater. Telephone point. 10 light glazed door.

KITCHEN

8' 0" x 7' 6" (2.44m x 2.29m)

Inset single drainer stainless steel sink unit set into worktops with cupboards and drawers below. Wall and base units. Vinyl floor. Part tiled walls. Built-in oven with four ring electric hob. Washing machine. Space for fridge. Spotlights.

BEDROOM

14' 0" x 9' 3" (4.27m x 2.82m)

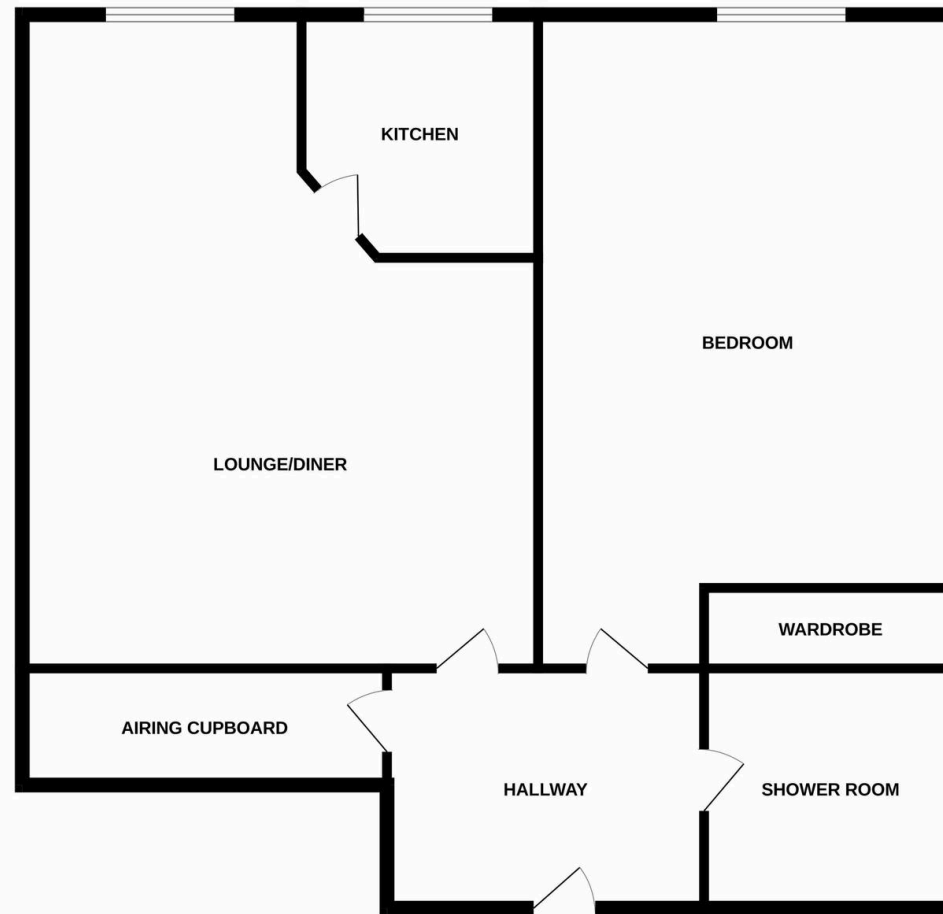
Electric panel radiator. Double wardrobe cupboard with mirrored sliding doors.

SHOWER ROOM

Large double shower cubicle with stainless steel controls and glazed folding door. Vanity unit with wash hand basin and cupboard below. Low-level WC. Half tiled walls. Vinyl floor. Shaver light. Electric wall heater in stainless steel. Extractor fan.



GROUND FLOOR
1261 sq.ft. (117.2 sq.m.) approx.



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