



Flat 14, Hucclecote Mews, 78 Hucclecote Road – GL3  
£135,000



# Flat 14

Hucclecote Mews, Gloucester

AN ATTRACTIVE 2 BEDROOM FIRST FLOOR APARTMENT  
FOR THE OVER 50'S WITH NO ONWARD CHAIN

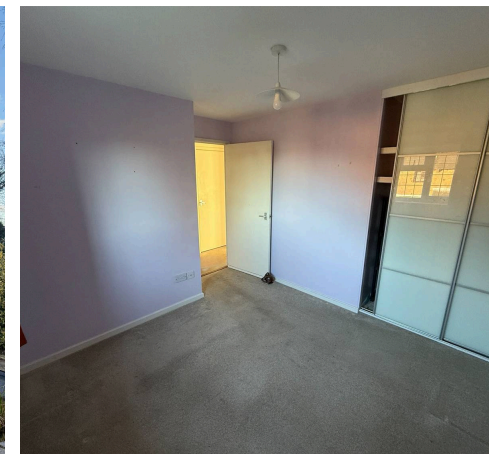
Hucclecote Mews is a purpose built retirement complex situated in the popular residential district of Hucclecote, an area particularly well supplied with local amenities which include shops, doctors, and dentists, community center with library and frequent bus services to both Gloucester and Cheltenham.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





### **Living Room**

Dimensions: 13' 4" x 11' 1" (4.06m x 3.38m). With radiator and telephone outlet point.

### **Kitchen**

Dimensions: 7' 7" x 5' 10" (2.31m x 1.78m). Fitted with base cupboards. Work surface. Wall cabinets. Sink unit. Space for a refrigerator. Space for cooker.

### **Bedroom One**

Dimensions: 9' 5" x 9' 3" (2.87m x 2.82m). Radiator. T.V. point and views across the gardens.

### **Bedroom Two**

Dimensions: 8' 0" x 6' 10" (2.44m x 2.08m). With radiator and built in wardrobes and a built in airing cupboard containing both hotwater cylinder and gas fired central heating boiler.

### **Bathroom**

Provides a panelled bath with shower over. Wash hand basin. Low level W.C. Radiator and extractor fan.

### **Outside**

Communal gardens surround the property

### **Agency Notes**

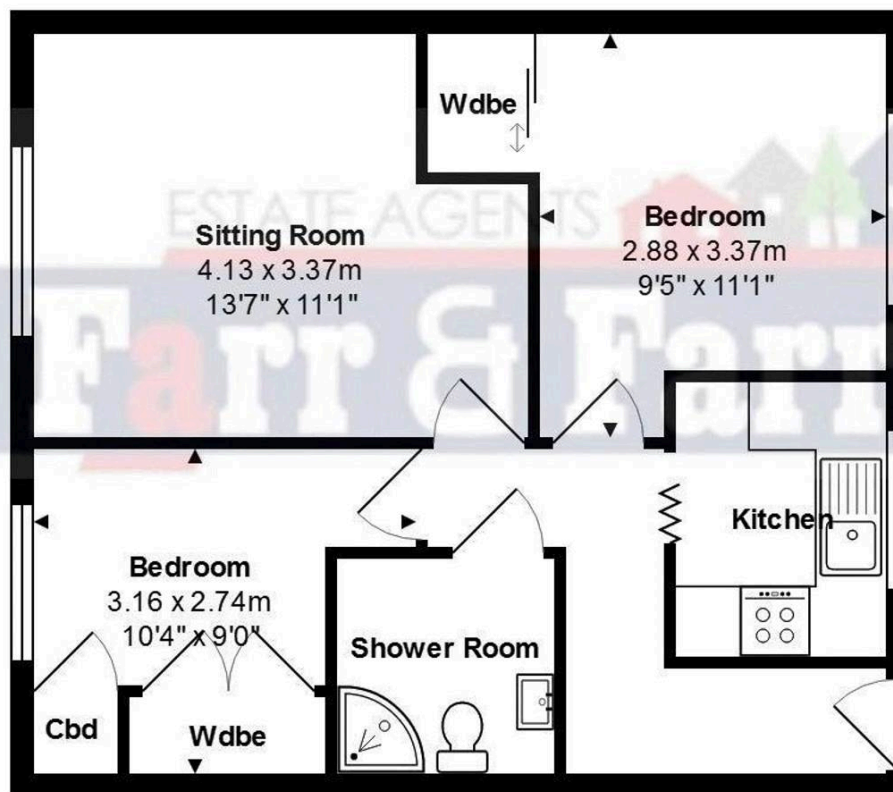
EPC - C Council Tax - A Annual service charges: £1724.57 per year, invoiced quarterly in November, Feb, May & August Ground Rent £75 Per year invoiced November Insurance £140 Per year invoiced in November. Please note that this property is subject to an exit fee upon resale. The fee is payable to the 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.







**HUCCLECOTE  
MEWS**  
78 HUCCLECOTE ROAD



## Farr and Farr Hucclecote

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