Flat 17, Hucclecote Lodge, 174 Hucclecote Road

£69,950

Farr & Farr Sales & Lettings

Flat 17

Hucclecote Lodge, Gloucester

This first floor one bedroom apartment presents an excellent opportunity to acquire an over 60's retirement property in the heart of Hucclecote.

Accessed through the well-kept communal areas, the property overlooks the pleasant views to the rear gardens. An entrance hall leads through to a large and spacious living room. A modern kitchen, a spacious bedroom with built in cupboards and a bathroom completes the property. Other benefits include communal laundry room, visitors accommodation, A communal lounge which hosts events for residents and parking is available.

Hucclecote Lodge sits on Hucclecote Road with excellent access to local bus routes. NO ONWARD CHAIN.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

Entrance Hallway

Storage heater. Entrance phone. Fuse box . Stairs leading down to:-

Living Room
Dimensions: 11' 11" x 13' 3" (3.63m x 4.04m). Electric fireplace. Telephone point. TV points. Storage heater. Double glazed window.

Bathroom
Dimensions: 9' 0" x 10' 7" (2.74m x 3.22m). Low level WC. Panel bath with electric shower. Panel Bath. Wash hand basin. Extractor fan.

Kitchen
Dimensions: 4' 11" x 8' 1" (1.50m x 2.46m). Built-in cooker and the electric hob. Extractor hood. Space for Fridge freezer. A range of base and wall cupboards with worktop over. Tiled walls.

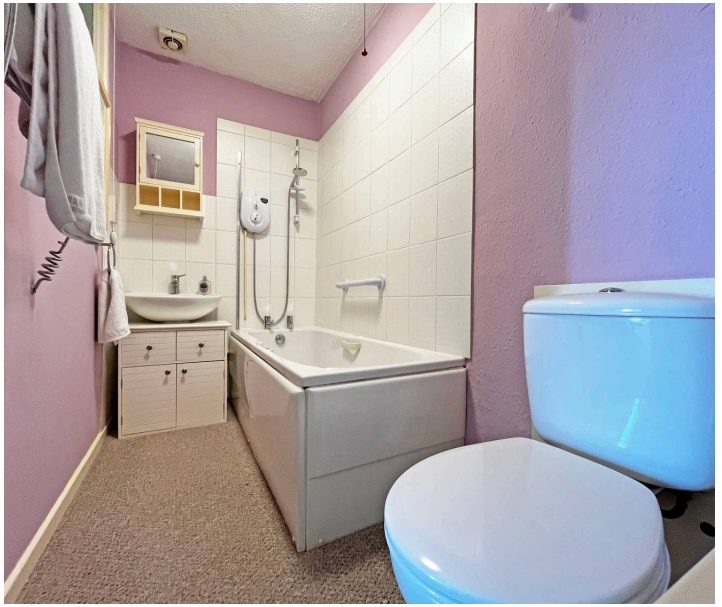
Bedroom One
Dimensions: 9' 0" x 10' 7" (2.74m x 3.22m). Storage heater. Double glazed window. Heating controls. Airing cupboard housing water cylinder.

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.

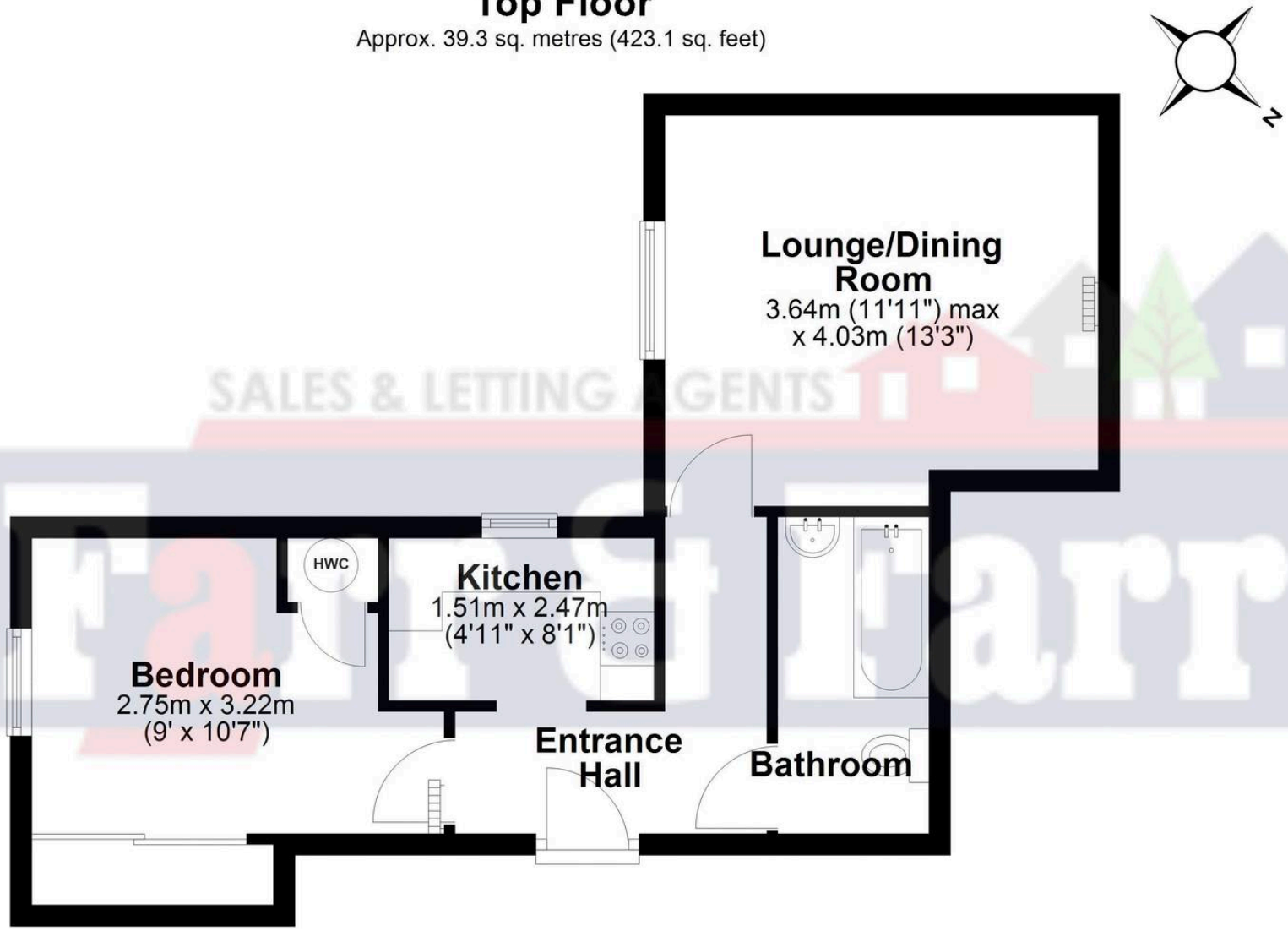
No Pets Allowed

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.



Top Floor

Approx. 39.3 sq. metres (423.1 sq. feet)



Total area: approx. 39.3 sq. metres (423.1 sq. feet)

Farr and Farr Hucclecote

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