



Flat 32, Hucclecote Mews, 78 Hucclecote Road
£119,000

Farr & Farr Sales Lettings

Flat 32

Hucclecote Mews, Gloucester

Located within the Grade 2 listed main building of the popular Hucclecote Mews development, this one bedroom ground floor apartment benefits from a range of excellent local amenities.

Accessed via the main front door or from the rear, a communal hallway leads to the property and into an entrance hall.

The living room is a very bright space with large windows and high ceilings allowing plenty of light and air into the property. A well-fitted kitchen has a range of units and is accessed off the entrance hall.

A double bedroom with wardrobe sits adjacent to a shower room with WC, basin and shower.

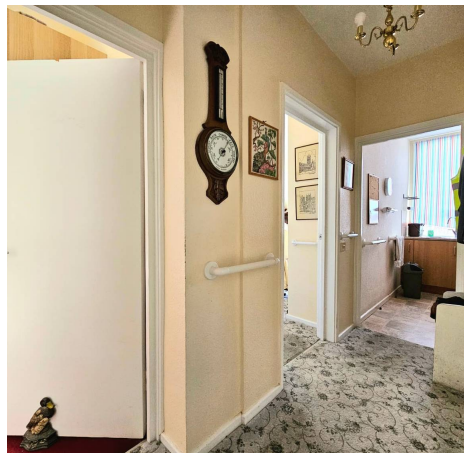
Hucclecote Mews benefits from very attractive gardens with a pond and communal lounge. There is an array of local amenities within easy walking distance and a regular bus route running to Gloucester and Cheltenham. The property is available with no onward chain.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





Entrance Hall

Front door into entrance hall. Radiator. Carpet.

Living Room

14' 0" x 14' 0" (4.27m x 4.26m)

Spacious living room with high ceilings. Two large sash windows to front and side. Carpet. Radiator.

Kitchen

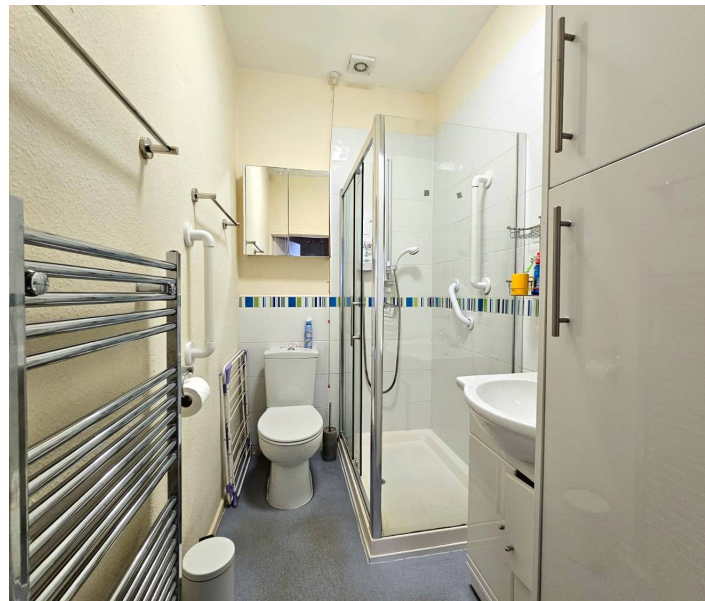
5' 7" x 8' 11" (1.71m x 2.71m)

Fitted kitchen with a range of wall, base and drawer units. Laminate worktop. Fitted oven and hob. Sink with draining board and mixer tap. Sash window. Vinyl flooring.

Bedroom

12' 10" x 8' 4" (3.91m x 2.54m)

Double bedroom with sash window to front. Carpet. Radiator. Cupboard housing combi boiler.



Bathroom

WC. Basin. Enclosed shower. Fitted cupboard. Heated towel rail. Part tiled walls. Vinyl flooring. Extractor fan.

Communal Garden

Very well-maintained communal gardens with numerous areas laid to planting and a pond.

Agents Notes

Lease Length - 1st November 1985 for 99 years, so 58 years left

Service Charge - £1,534.36 pa

Insurance - £215 pa

Ground Rent - £50 pa

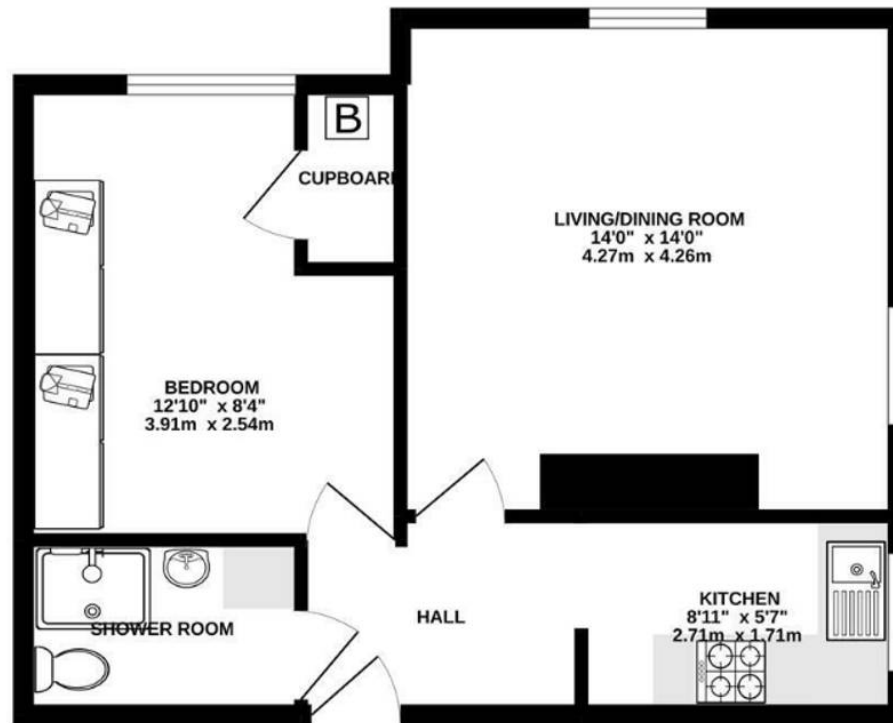
Over 50's complex

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.



GROUND FLOOR
451 sq.ft. (41.9 sq.m.) approx.



TOTAL FLOOR AREA - 451 sq.ft. (41.9 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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