



Flat 2, Greystone Lodge , Sussex Gardens, Hucclecote, Gloucester, Gloucestershire,

£124,950

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**Farr & Farr** Sales Lettings 

**Flat 2, Greystone Lodge , Sussex  
Gardens, Hucclecote, Gloucester,  
GL3 3TU**

**£124,950**

IMMACULATELY PRESENTED, GROUND FLOOR, 1 BEDROOMED APARTMENT FOR OVER 55's WITH NO ONWARD CHAIN.

Benefits include a fitted kitchen, spacious lounge/diner and fitted shower room, along with underfloor heating and direct access onto patio and communal gardens.

Greystone Lodge is situated in a very desirable location close to a wide variety of local amenities, including shops, dentist, doctors, community centre and library. Several large supermarkets are within easy reach and bus routes to both Cheltenham and Gloucester run frequently with the bus stop situated very close to the property.

Within the communal grounds are beautifully tended gardens, a secluded washing and drying area.

**[www.farrandfarr.co.uk](http://www.farrandfarr.co.uk)**

**Entrance**

Door to communal stairwell. Wooden glazed door to:-

**Living Room** 27' 9" x 10' 1" (8.45m x 3.08m)

Carpet flooring. Double glazed window to front. Coal effect electric fireplace with wooden surround. TV point. Sliding double glazed doors onto small patio area and beautifully maintained communal gardens.

**Kitchen** 6' 9" x 7' 10" (2.05m x 2.39m)

Vinyl flooring. Space for washing machine. Range of wall and base units with laminate worktop over and matching splashback. Stainless steel sink with drainer and mixer tap. Double glazed window to front. Space for fridge freezer. Electric Neff hob and extractor hood. Larder cupboard housing electric water heater.

**Bedroom** 10' 0" x 9' 11" (3.04m x 3.01m)

Carpet flooring. Cupboard. Double glazed window with views to communal garden.

**Shower Room**

Vinyl flooring. Low level WC. Wash hand basin. Mirror cabinet. Shower cubicle with Mira shower. Handrails.

**Communal Gardens**

Communal garden both front and rear. Very well maintained and private. To the rear is an enclosed drying area for washing. Bin store.

**More Information**

EPC: C

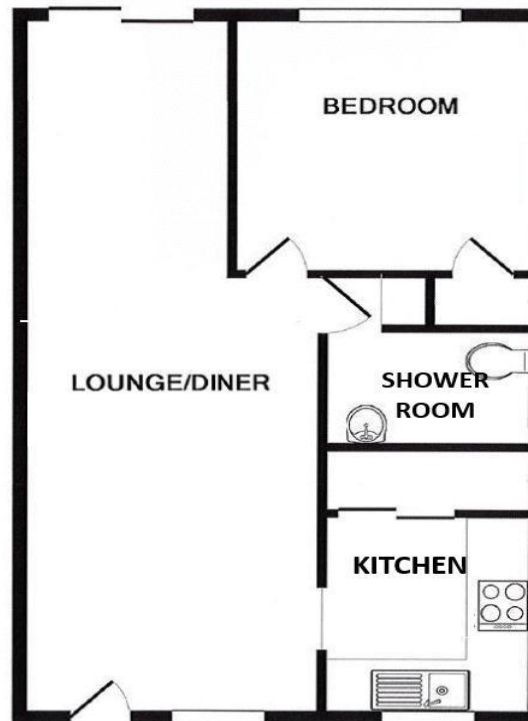
Council Tax: A

Management Fee: £1020 per year, payable to CMG.

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.







These particulars are set out as a general outline and does not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs.

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