



Flat 24 Hucclecote Lodge, Hucclecote Road, Gloucester, Gloucestershire, GL3

£61,950

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**Farr & Farr** Sales Lettings 



**Flat 24 Hucclecote Lodge,  
Hucclecote Road, Gloucester,  
GL3 3SH**

**£61,950**

A VERY WELL MAINTAINED FIRST FLOOR  
APARTMENT WITH VIEWS OVER THE  
GARDENS TO THE COTSWOLDS  
BEYOND AND SITUATED IN THIS  
DESIRABLE RESIDENTIAL COMPLEX FOR  
THE OVER 60'S

Number 24 has been very well maintained, recently redecorated and situated on the first floor. Additional benefits include a South Westerly backing aspect enjoying views over the gardens to the Cotswolds beyond. Internally, the rooms are well presented and of a good size and the apartment is close to the lift. The property is situated on Hucclecote Road and is close to local facilities including Tesco's and the M5 motorway with it's fast routes to the north and south are within very easy reach.

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

**Entrance**

Communal halls with entry phone system. Staircase and lift to:-

**Entrance Hallway**

Night storage heater. Alarm control. Entry phone. Cupboard.

**Sitting Room** 13' 8" x 11' 0" (4.16m x 3.35m)

Night store heater. Window overlooking gardens with lovely views to the Cotswolds. Tv and telephone point. Alarm Pull cord. Arch to:-

**Kitchen** 8' 7" x 5' 7" (2.61m x 1.70m)

One and a half bowl single drainer sink unit set into worktops. Part tiled walls. Wall and base units. Vinyl flooring. Wall heater, cooker control panel. Larder. Cupboard.

**Bedroom** 11' 3" x 10' 0" (3.43m x 3.05m)

Wardrobe cupboard with sliding doors. Airing cupboard with lagged copper cylinder and immersion heater. Electric panel radiator.

**Bathroom**

Panel bath with electric shower. Fully tiled splashback. Low level WC. Pedestal wash hand basin. Shaver point. Vinyl flooring. Extractor fan.

**Exterior**

Ample parking to the front and side. Rear gardens are very well landscaped and maintained with lawns and various seating areas. Enclosed with mature trees, flowers and shrubs giving privacy.

**Agent Notes**

EPC: C

Council Tax: A 99 years from the 1st November 1984.

Annual ground rent £50

Annual service charge £1522.22

Over 60's development. 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 [www.farrandfarr.co.uk](http://www.farrandfarr.co.uk) community's rules, services, and living arrangements.

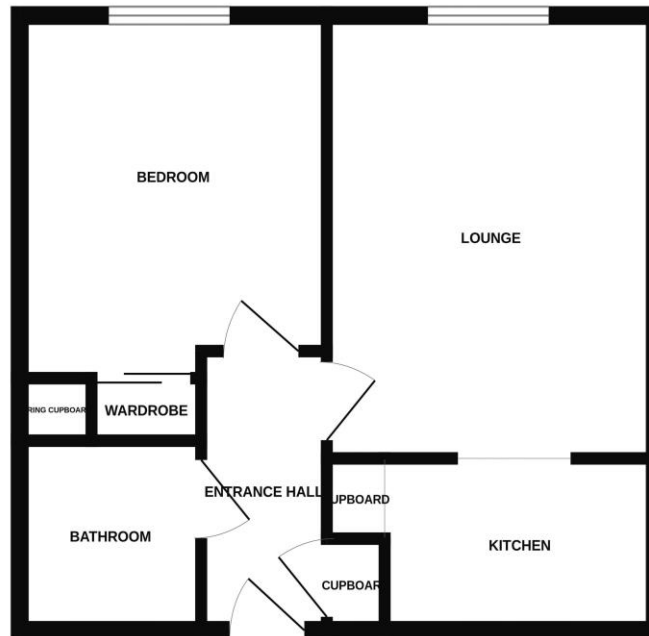
Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		







GROUND FLOOR  
405 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA: 405 sq.ft. (37.6 sq.m.) approx.  
While 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 misstatement. 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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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.

**City Centre**  
2a Worcester Street  
Gloucester GL1 3AA  
📞 01452 500025  
✉ enquiries@  
farrandfarr.co.uk

**Hucclecote**  
50 Hucclecote Road  
Gloucester GL3 3RT  
📞 01452 613355  
✉ hucclecote@  
farrandfarr.co.uk

**Longlevens**  
125 Cheltenham Road  
Gloucester GL2 0JQ  
📞 01452 380444  
✉ longlevens@  
farrandfarr.co.uk

**Lettings**  
40 Oxstalls Way  
Gloucester GL2 9JQ  
📞 01452 238298  
✉ lettings@  
farrandfarr.co.uk