



Flat 2 Hucclecote Lodge, Hucclecote Road, Gloucester, Gloucestershire, GL3 3SH

£65,000

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Farr & Farr Sales Lettings 

**Flat 2 Hucclecote Lodge,
Hucclecote Road, Gloucester,
Gloucestershire, GL3 3SH**

£65,000

With pleasant views to the front on to Hucclecote Road, this ground floor retirement property also benefits from large windows allowing plenty of natural light in.

The property features a living room with high ceilings, well-fitted kitchen, bedroom and spacious shower room.

Hucclecote Lodge is conveniently located on the main Hucclecote Road with regular buses to Gloucester and Cheltenham with a number 10 bus stop immediately outside. The development benefits from attractive gardens and a communal lounge. We have been advised that you can extend the lease, this would be via the management company.

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Entrance Hall

Front door accessed via a well-kept communal hallway. Radiator. Doors to living room, bathroom and bedroom. Two cupboards. Door entry system.

Living Room 14' 1" x 13' 1" (4.29m x 3.98m)

Double glazed UPVC bay window. Carpet. Radiator.

Kitchen 7' 2" x 6' 2" (2.18m x 1.88m)

Modern wall, base and drawer units. Laminate worktop. Fitted oven, hob and extractor hood. Integrated fridge freezer. Sink with draining board and mixer tap.

Bedroom 11' 9" x 7' 6" (3.58m x 2.28m)

Double glazed UPVC window to front. Fitted wardrobes. Boiler. Carpet.

Bathroom

Electric shower. WC. Basin with drawers. Part tiled walls. Radiator.

Lease Details

We have been advised that the property is leasehold with the lease expiring in 2083. Annual service charge £1600 and ground rent of £25.

Agency Notes

EPC rating: C

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 (or the property's original purchase price, depending on the terms). The exact percentage and the conditions for the fee will be outlined in the lease agreement and should be reviewed before making a purchase.

Agency Notes continued

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 c	78 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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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