



Flat 26, Hucclecote Mews, 78 Hucclecote Road - GL3
£149,950



Flat 26

Hucclecote Mews, Gloucester

AN ATTRACTIVE 2 BEDROOM GROUND FLOOR APARTMENT FOR THE OVER 50'S WITH NO ONWARD CHAIN

This two bedroomed property is in a lovely position on the complex for over 50's.

Hucclecote Mews is a purpose built retirement complex situated in the popular residential district of Hucclecote, an area particularly well supplied with local amenities which include shops, doctors, and dentists, community center with library and frequent bus services to both Gloucester and Cheltenham.

Council Tax band: TBD

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



**Entrance:**

Wooden part glazed door to:

Entrance hall:

Radiator. Central heating thermostat. Doors to:

Lounge:

Dimensions: 14' 1" x 10' 7" (4.29m x 3.22m). Radiator. Wooden double glazed window to rear. Modern fire surround with attractive electric fire.

Kitchen:

Dimensions: 8' 2" x 5' 11" (2.49m x 1.80m). Wooden double glazed window to front. Range of base, drawer and wall units.

Bedroom 1:

Dimensions: 13' 4" x 9' 1" (4.06m x 2.77m). Radiator. Wooden double glazed window to rear. Airing cupboard with Worcester Combination gas central heating boiler.

Bedroom 2:

Dimensions: 9' 1" x 7' 1" (2.77m x 2.16m). Radiator. Wooden double glazed window to front. Built in double wardrobe with glazed sliding doors.

Bathroom:

Wall mounted chrome towel radiator. Wooden double glazed window to the side. Shower with WC and wash hand basin

Exterior Front Garden:

Path to front door. Paved area surrounded by wooden fence.

Rear Garden:

Well maintained communal gardens with seating areas.

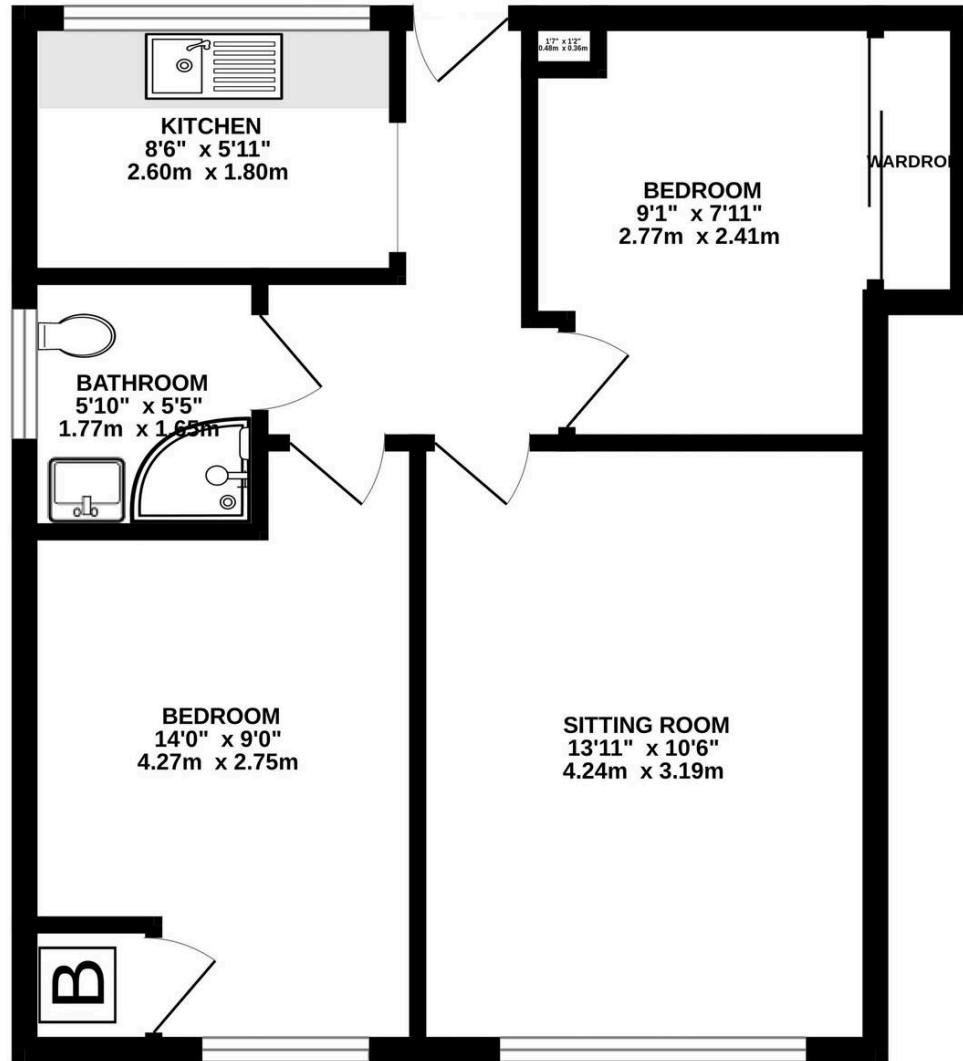
Agency notes:

EPC - C Annual service charges: £1724.57 per year, invoiced quarterly in November, Feb, May & August Ground Rent £50 Per year invoiced November Insurance £135 Per year invoiced in November. 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





GROUND FLOOR
472 sq.ft. (43.8 sq.m.) approx.



TOTAL FLOOR AREA : 472 sq.ft. (43.8 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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Farr and Farr Hucclecote

Farr & Farr, 50 Hucclecote Road - GL3 3RT

01452613355 • hucclecote@farrandfarr.co.uk •

