



2 Hucclecote Lodge Hucclecote Road

Gloucester, GL3 3SH

£84,950









MURDOCK & WASLEY ESTATE AGENTS welcome to the market this well presented ground floor apartment located in a popular position. Hucclecote lodge is a quiet & small complex with communal gardens for the residents. The apartment itself is located on the ground floor & comprises of: Entrance, lounge/diner, kitchen, double bedroom with built in wardrobes & shower room.

Further benefits include Upvc double glazing throughout & a recently installed combination boiler.



Entrance

Approached via secure communal front door, with stairs to all floors, access to a laundry room, radiator.

Entrance Hallway

Approached via front door, radiator, fuse panel, loft hatch, two storage cupboards, telephone intercom, doors to all rooms.

Lounge/Diner 14'1" x 13'1" (4.3 x 4.0)

Upvc double glazed box bay windows to front, television point, radiator, power points, opening to:

Kitchen 7'2" x 6'2" (2.2 x 1.9)

Eye & base level units with roll edge work surfaces, sink/drainer, electric oven with electric hob, integral fridge/freezer, part tiled walls, power points, towel rail.

Bedroom 11'9" x 7'6" (3.6 x 2.3)

Upvc double glazed windows to front, radiator, power points, built in wardrobes with a combination boiler.

Shower Room

Modern walk in shower, low level wc & pedestal wash hand basin, radiator, towel rail, part tiled walls, extractor fan, shaver point.

Tenure & Charges

Ground Rent-£25

Service Charges- £1450 per annum (covers insurance)

Lease expires- 31/10/2083

Services

Mains water, gas, electricity & drainage.

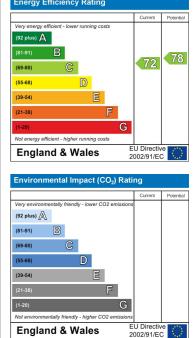
Local Authority

Gloucester City Council- Band A

Awaiting Vendor Approval

These details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.





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