



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/drain, 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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