



**Flat 23, Hamlet Lodge Heathville Road, Gloucester**

Gloucester

**£140,000**



# Flat 23

Hamlet Lodge Heathville Road, Gloucester

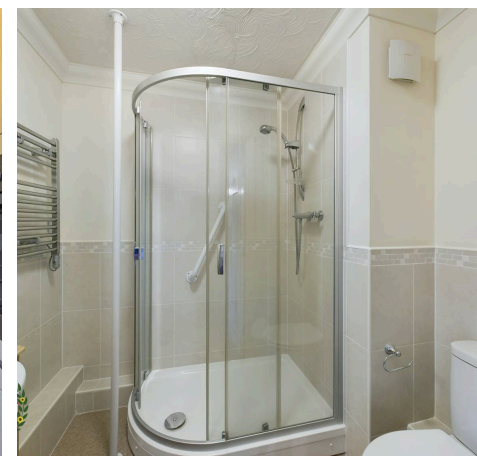
A First Floor RETIREMENT Apartment with Lift Access within an established retirement community benefitting from a Juliet Balcony and light, airy spacious south facing rooms overlooking the landscaped Gardens.

With well maintained accommodation comprising of Entrance Hall (with airing cupboard and storage cupboard), Spacious Lounge Diner, fully fitted Kitchen with integrated appliances, Two DOUBLE Bedrooms (with mirrored wardrobes to Master Bedroom) and a SHOWER ROOM.

The property also benefits from Communal facilities including RESIDENTS Lounge, Laundry Room , ON-SITE Manager, 24 hour emergency Careline system with intruder/fire detection, electricity is on the Economy 10 Tariff (so using cheaper electricity to heat the hot water) and Car Parking available to residents.

This is a great opportunity to live independently in a well maintained and established Over 60's community with several events organised weekly if you wish to participate.

- Retirement Apartment
- Two Double Bedrooms
- First Floor
- Lounge Diner and Kitchen
- Shower Room
- UPVC Double Glazing
- No Onward Chain
- EPC Rating C77





**Entrance Hall**

Dimensions: 13' 6" x 3' 4" (4.11m x 1.02m).

**Lounge Diner**

Dimensions: 22' 7" x 10' 5" (6.88m x 3.17m).

**Kitchen**

Dimensions: 8' 2" x 7' 6" (2.49m x 2.28m).

**Master Bedroom**

Dimensions: 13' 8" x 9' 3" (4.16m x 2.82m).

**Bedroom Two**

Dimensions: 16' 0" x 9' 4" (4.87m x 2.84m).

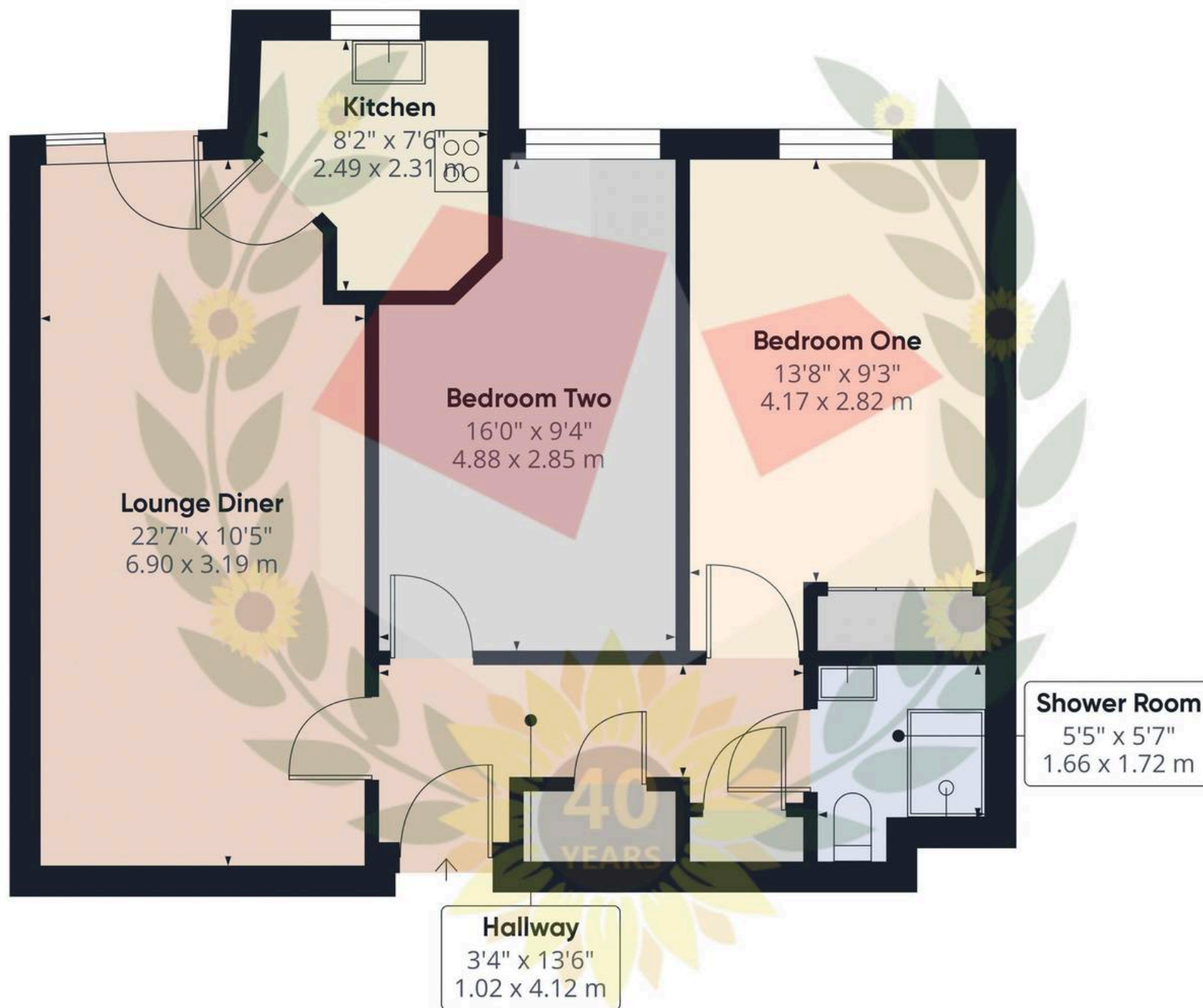
**Shower Room**

Dimensions: 5' 7" x 5' 5" (1.70m x 1.65m).

**Addition Information**

Tenure: Leasehold 125 year Lease commencing 2010  
Ground Rent: £478.32 1/2 Yearly. To be reviewed: RPI Every 7  
Years Service Charge: £1811 1/2 Yearly Service charges  
include: Lodge Manager & administration; careline;  
emergency equipment; buildings insurance; electricity in  
communal areas; water and sewerage; window cleaning;  
grounds maintenance; cleaning in communal areas; lift  
and maintenance





**Approximate total area<sup>(1)</sup>**

672.53 ft<sup>2</sup>

62.48 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360





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