



01452 690553



sales@applebys.estate



www.applebysestateagents.co.uk



Flat 44, Hamlet Lodge, Heathville Road

, Gloucester, GL1 3ET

£69,950



Are you searching for a Lock up and go ?

A RETIREMENT LIFESTYLE this one double bedroom apartment is very well presented, with a pleasant view that can be enjoyed from the "Juliet Balcony"***CHAIN FREE***

Hamlet Lodge requires at least one apartment resident to be over the age of 60 with any second resident over the age of 55.



The Situation

Hamlet Lodge is a prestigious development of 48 one and two bedroom Retirement apartments for the over 60's. These retirement properties are ideally located for access to the city centre and Gloucester Quays Outlet.

Communal Entrance Hall

Secure intercom entry system leading to the communal entrance hall.

Lounge/Dining 19'5" x 10'5" (max (5.94m x 3.20m (max)

Kitchen 8'5" x 7'6" (max (2.59m x 2.31m (max)

Bedroom 14'2 x 9'1 (4.32m x 2.77m)

Shower room 5'9 x 5'6 (1.75m x 1.68m)

Services

Mains drainage, Electric

Tenure

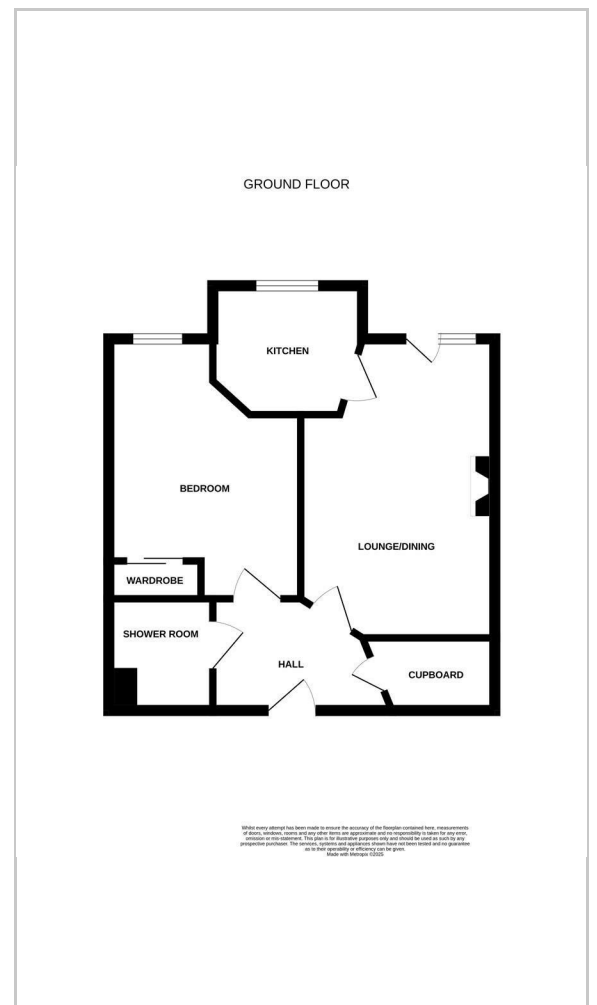
Leasehold 125 years from 2010,109 years remaining.
Ground Rent £606.78 PA (approx.)
Service Charges £2417.00 (approx.)

The following is all covered in the service charge for the property: on-site manager, use of communal laundry, maintenance, cleaning and electricity for communal areas, emergency careline monitoring and equipment, buildings insurance, water rates, buildings and garden maintenance and window cleaning.

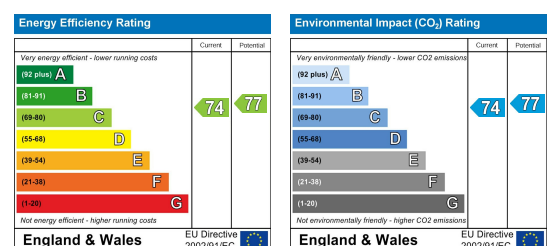
Area Map



Floor Plans



Energy Efficiency Graph



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