

ESTATE AGENTS



Farr & Farr

farrandfarr.co.uk

PRICE : £110,000

REF : LG22944/JM

**32 HAMLET LODGE
HEATHVILLE ROAD
GLOUCESTER
GL1 3ET**



**A DELIGHTFUL FIRST FLOOR APARTMENT
IN ONE OF GLOUCESTER'S MOST PRESTIGIOUS
RETIRMENT DEVELOPMENTS**

City Centre:

2a Worcester Street
Gloucester GL1 3AA
☎ 01452 500025
✉ office@
farr-farr.co.uk

Hucclecote:

50 Hucclecote Road
Gloucester GL3 3RT
☎ 01452 613355
✉ hucclecote@
farr-farr.co.uk

Longlevens:

125 Cheltenham Road
Gloucester GL2 0JQ
☎ 01452 380444
✉ longlevens@
farr-farr.co.uk

Churchdown:

1 Church Road
Gloucester GL3 2ER
☎ 01452 857421
✉ churchdown@
farr-farr.co.uk

Lettings:

40 Oxstalls Way
Gloucester GL2 0JQ
☎ 01452 238298
✉ lettings@
farr-farr.co.uk

32 HAMLET LODGE, HEATHVILLE ROAD, GLOUCESTER, GL1 3ET

Hamlet Lodge, is probably Gloucester's most popular retirement complex, situated on the corner of Denmark and Heathfield Road, just half a mile to the north of the city centre. Number 32 is one of 48, one and two bedroom retirement apartments for the over 60's, and sits amongst beautiful landscaped gardens with a good deal of parking. Internally, the rooms are of a good size, the living room has a door and a Juliette balcony. It is heated by electricity, and benefits from a well fitted bathroom. This apartment benefits from being meters from the lift and the laundry room.

Bus stops with access to both the city centre and Cheltenham are within a short walk, and local shopping is close by.

**GOOD SIZED BEDROOM; BATHROOM; LARGE LIVING ROOM;
COMPREHENSIVELY FITTED KITCHEN; ELECTRIC HEATING;
INTRUDER ALARM / ENTRY PHONE; LUXURY GUEST SUITE;
LAUNDRY ROOM; LODGE MANAGER; 24HR CARELINE;
BEAUTIFUL COMMUNAL GARDENS; AMPLE PARKING**

ENTRANCE HALL :

Front door. Walk in cupboard housing hot water tank and slatted shelves. Alarm controls.

LIVING ROOM : 19'5 x 10'5.

Double glazed door with Juliette balcony. Slimline radiator. Fitted fireplace. Glazed door to :



KITCHEN : 8'x 7'6.

Double glazed window to rear. Wall and base units with worktops and tiled splashbacks. Stainless steel sink and drainer. Built in high level electric oven and hob with extractor hood over. Integrated fridge and freezer.



BEDROOM 1 : 13'9 x 9'3.

Double glazed window to rear. Electric panelled radiator. Built in double wardrobes.



BATHROOM :

White suite comprising of panelled bath with shower over, low level WC and wash hand basin with feature surround. Stainless steel heated towel rail.

**EXTERIOR :**

The gardens and grounds surround the property are beautifully landscaped with mature shrub beds and various seating areas. Bin store. Ample parking for residents.

AGENTS NOTE :

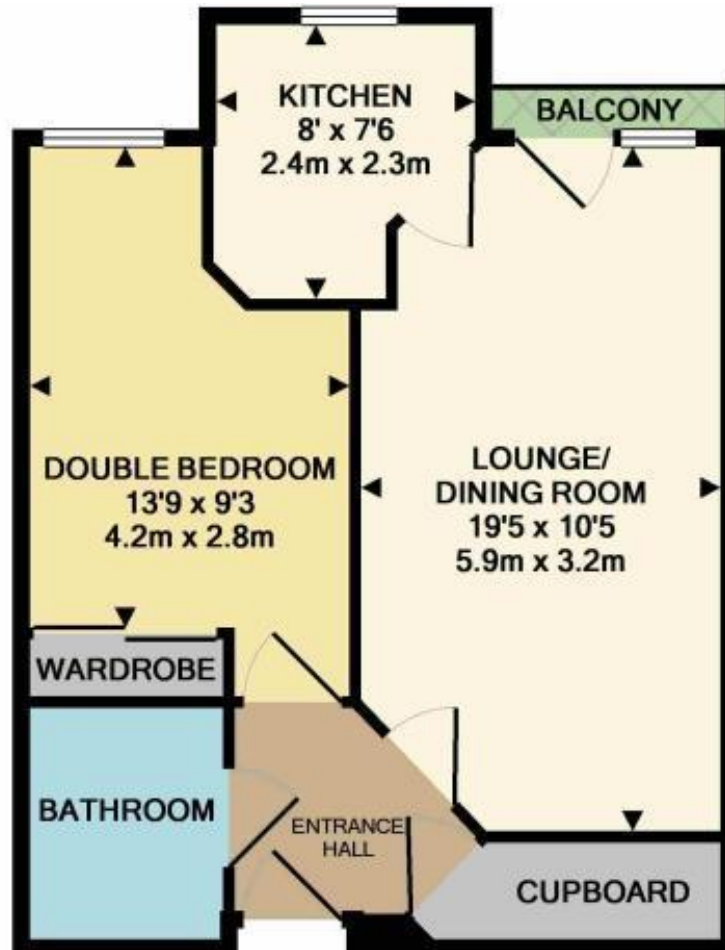
Within the building there is a high quality guest suite (to be hired), as well as a large sitting / drawing room with its own small kitchen and laundry.

COMMUNAL LOUNGE**EPC RATING : C80****NOTE :**

All measurements are approximate.



VIEWING STRICTLY BY APPOINTMENT THROUGH THE AGENT.



TOTAL APPROX. FLOOR AREA 464 SQ.FT. (43.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

Made with Metropix ©2017