



# Farr & Farr

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**PRICE: £94,995**

**REF : H23601/SM**

**8 HUCCLECOTE MEWS  
78 HUCCLECOTE ROAD  
HUCCLECOTE  
GLOUCESTER  
GL3 3SR**



**A SPACIOUS FIRST FLOOR ONE BEDROOM APARTMENT IN  
THIS DESIRABLE COMPLEX FOR THE OVER 50'S  
NO ONWARD CHAIN**

**City Centre:**

2a Worcester Street  
Gloucester GL1 3AA

☎ 01452 500025

**Hucclecote:**

50 Hucclecote Road  
Gloucester GL3 3RT

☎ 01452 613355

**Longlevens:**

125 Cheltenham Road  
Gloucester GL2 0JQ

☎ 01452 380444

**Churchdown:**

1 Church Road  
Gloucester GL3 2ER

☎ 01452 857421

**Lettings:**

40 Oxstalls Way  
Gloucester GL2 0JQ

☎ 01452 238298

## **8 HUCCLECOTE MEWS, 78 HUCCLECOTE ROAD, GLOUCESTER, GL3 3SR**

Hucclecote Mews is one of Gloucester's most popular residential developments for the over 50's and is situated in the highly convenient position close to Hucclecote's centre with all its facilities. Bus services to both Gloucester and Cheltenham City centres are immediately outside the complex and access to the M5 motorway is only a short drive.

For The over 50's, a spacious one bedroomed first floor apartment offering good sized light accommodation with the benefits of gas central heating, a good sized kitchen with a window and view of the gardens.

### **ONE BEDROOM; LIVING ROOM; KITCHEN; BATHROOM'; ENTRANCE HALL; GAS CENTRAL HEATING; LOVELY COMMUNAL GARDENS**

#### **COMMUNAL HALL :**

With entry phone.

#### **HALL :**

With half glazed front door. Access to loft. Radiator. Alarm pull.

#### **LOUNGE/DINER : 17'2 x 10'11**

Coved ceilings. TV point. Radiator. Alarm pull. Telephone point. Wall thermostat. Window with lovely outlook onto garden and pond.



**KITCHEN : 6'10 x 6'0**

Inset single drainer stainless steel sink unit with cupboards and drawers below. Wall and base units with worktops. Part tiled walls. Built in Indesit fan cooker. 4 ring ceramic hob. Radiator. Space for fridge. Window.



**BEDROOM ONE : 14'0 x 9'1**

Radiator. Built in wardrobes. Cupboard housing Worcester combination gas central heating boiler. Window overlooking gardens and pond. TV and telephone points.



**BATHROOM :**

Low level WC. Pedestal wash hand basin. Extractor fan. Radiator. Large built in storage cupboard with shelving. Fully tiled wet room with Mira advance shower.





**NOTE :**

**TENURE : LEASEHOLD**

**LEASE : 99 years from 1985**

**Please note : Lease renewal is available subject to negotiation with the landlord**

**ALL MEASUREMENTS ARE APPROXIMATE  
VIEWING BY APPOINTMENT WITH AGENT**



**8 Hucclecote Mews, Hucclecote, Gloucester. GL3 3SR**

Approx Total Area: 48.3 m<sup>2</sup> ... 498 IP<sup>2</sup>

Drawn by: [www.gloucesterenergysolutions.co.uk](http://www.gloucesterenergysolutions.co.uk)  
 This plan is for layout guidance only. Not drawn to scale, unless stated.  
 Windows and door openings are approximate.  
 Whilst every care is taken in the preparation of this plan, Gloucester Energy Solutions  
 cannot accept any responsibility for any errors or  
 omissions, please check all dimensions, shapes and  
 compass bearings before making any decisions based upon this plan.

# Energy Performance Certificate



Flat 8 Hucclecote Mews, 78, Hucclecote Road, GLOUCESTER, GL3 3SR

Dwelling type: Top-floor flat  
 Date of assessment: 05 April 2019  
 Date of certificate: 05 April 2019  
 Reference number: 8431-7824-6110-4315-2906  
 Type of assessment: RdSAP, existing dwelling  
 Total floor area: 46 m<sup>2</sup>

## Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 1,110</b>
<b>Over 3 years you could save</b>	<b>£ 60</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 186 over 3 years	£ 117 over 3 years	
Heating	£ 714 over 3 years	£ 723 over 3 years	
Hot Water	£ 210 over 3 years	£ 210 over 3 years	
<b>Totals</b>	<b>£ 1,110</b>	<b>£ 1,050</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

## Energy Efficiency Rating

<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>	<table border="1"> <thead> <tr> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>76</td> <td>77</td> </tr> </tbody> </table>	Current	Potential	76	77	<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p>The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.</p>
	Current	Potential				
76	77					

## Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Low energy lighting for all fixed outlets	£15	£ 63

To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

