



**Flat 4 8 Hobbs Way, Gloucester, GL2 5SF**

**Asking Price £275,000**

Welcome to 8 Hobbs Way, Gloucester - a stunning modern apartment overlooking the picturesque Sharpness Canal. This beautifully presented property boasts two bedrooms, onw with en suite, making it a perfect blend of comfort and luxury.

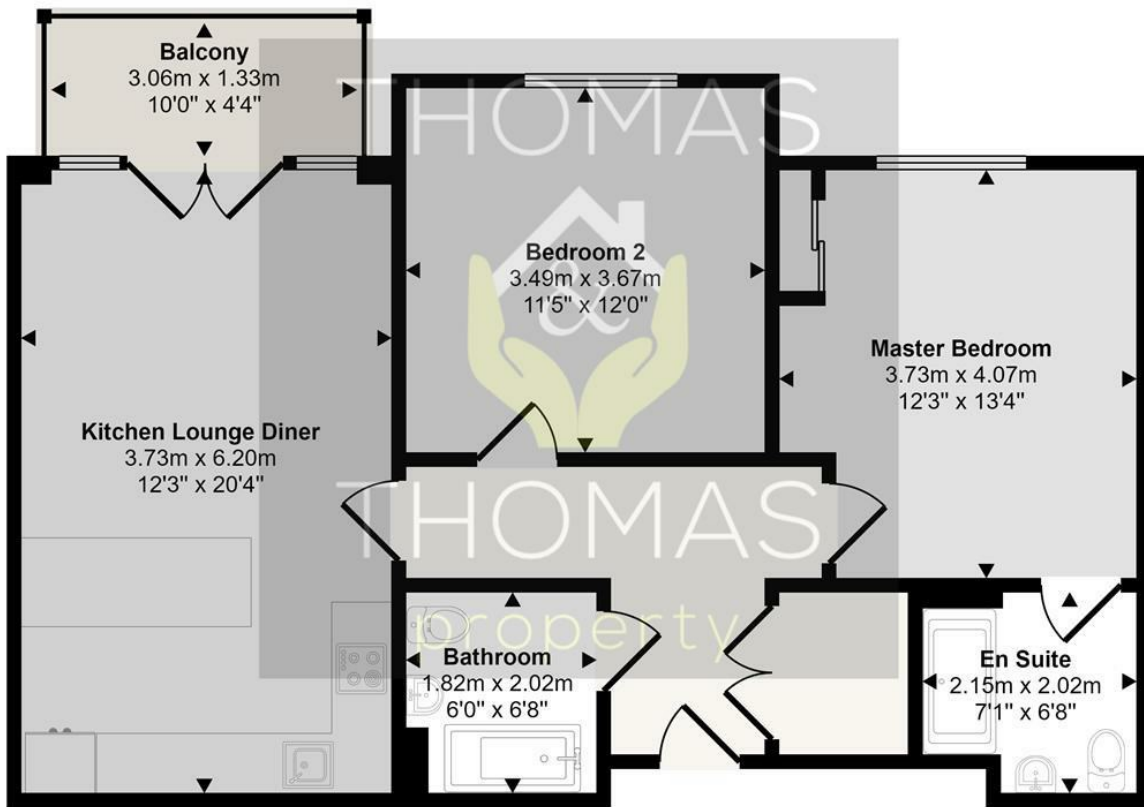
As you step into this 765 sq ft apartment, you are greeted by a spacious reception room that is perfect for entertaining guests or simply relaxing after a long day. The property's high specification is evident throughout, from upgraded stone worktops, Neff appliances and bespoke fitted wardrobes and shutters ensuring a comfortable and stylish living experience.

One of the highlights of this apartment is the balcony that offers breathtaking views of the tranquil canal, providing a perfect spot to enjoy your morning coffee or unwind in the evening. The property's modern age ensures that it is equipped with all the amenities you need for contemporary living.

Located in the heart of Gloucester, this apartment offers not just a home, but a lifestyle. Whether you are looking for a peaceful retreat or a place to entertain friends and family, 8 Hobbs Way has it all. Don't miss the opportunity to make this exquisite apartment your own.

- Two Double Bedrooms
- En-Suite To Master
- High Specification
  - Chain Free
- Overlooking Sharpness Canal
- Tastefully Decorated Throughout

Approx Gross Internal Area  
71 sq m / 765 sq ft

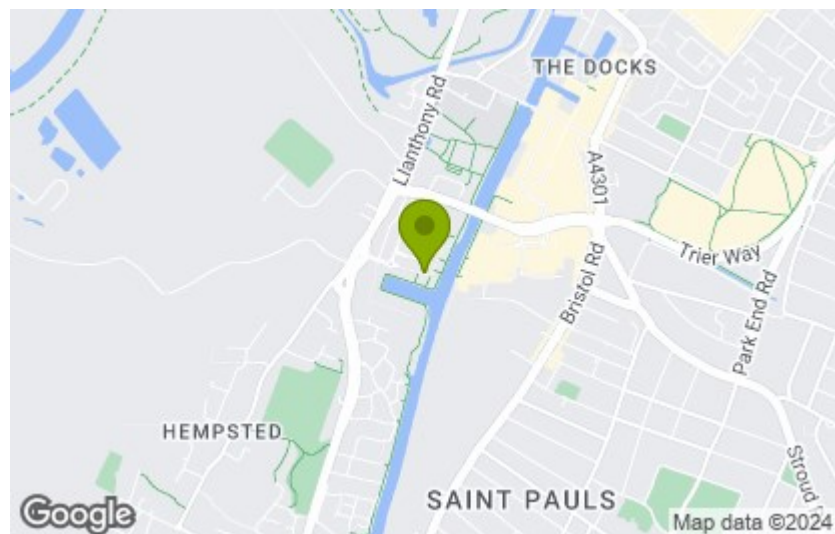


## Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	74	74

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



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