

Flat 3 12 Hobbs Way, Gloucester, GL2 5SF

Offers Over £250,000

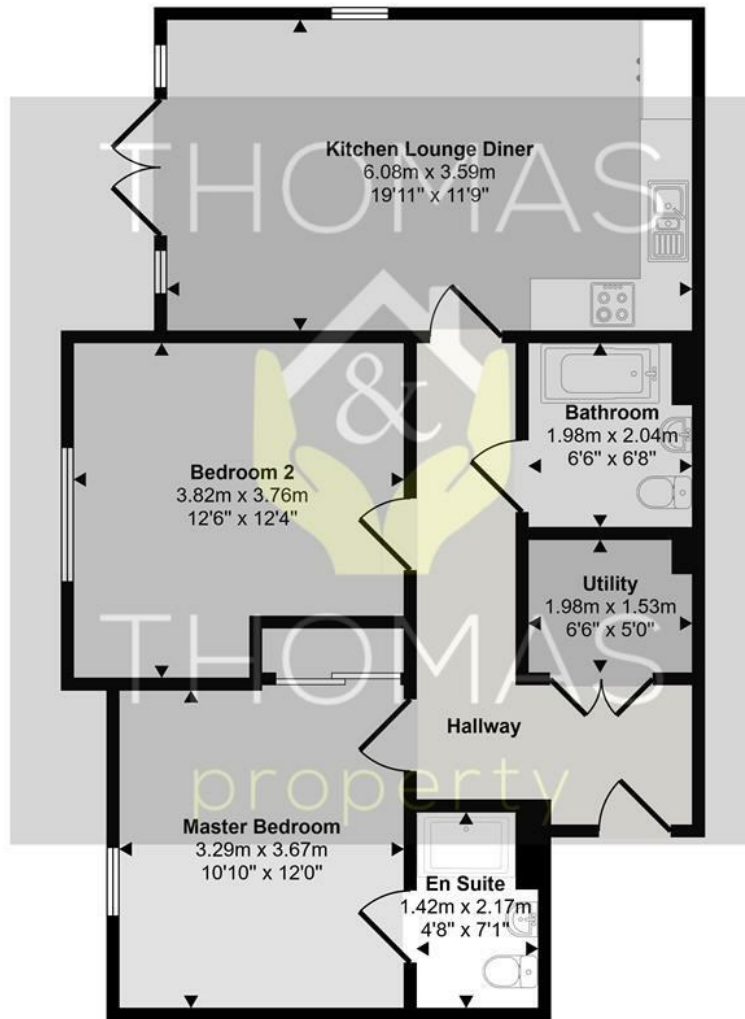
This well presented two bedroom ground floor apartment is located at Gloucester Docks, overlooking the water, and benefiting from an allocated parking space.

Comprising of: Entrance Hall with enclosed utility / storage space and family bathroom with shower over bath. There are two double bedrooms, with the master benefiting from an en suite shower room. Down the corridor is the open plan kitchen / dining / living space with french doors leading to the balcony. The kitchen is equipped with integrated appliances and ample storage.

Please take a look round our virtual tour and call today to arrange your viewing!

- Two Bedrooms
- Ground Floor
- Allocated Parking
- Overlooking The Canal
- Open Plan
- En Suite & Family Bathroom

Approx Gross Internal Area
71 sq m / 767 sq ft

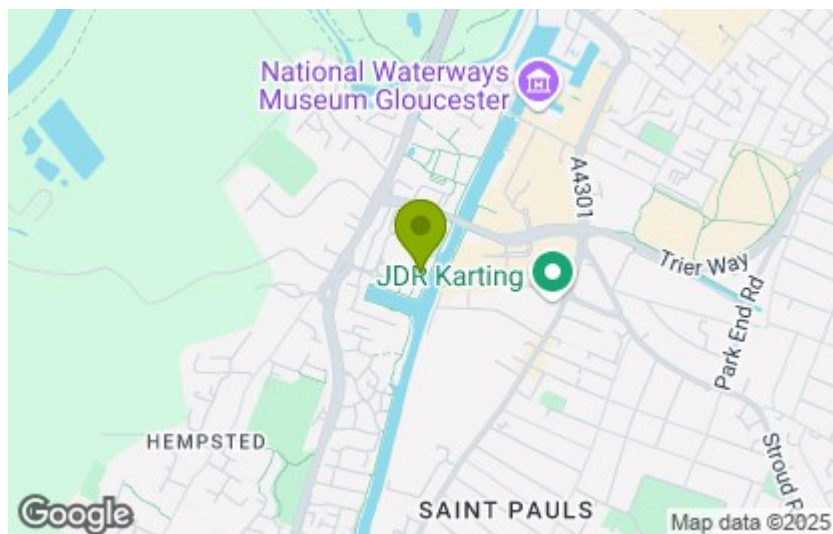


Floorplan

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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	75	75

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



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