



## Flat 4, 12 Hobbs Way

Gloucester, GL2 5SF

**£67,500**



This ground floor apartment represents a fantastic opportunity for those seeking to own their first home in a vibrant and convenient location, without compromising on style or comfort. With its competitive pricing and the option for future full ownership, this property is poised to be a sought-after choice for discerning buyers.

Early viewing is strongly advised to fully appreciate the unique offering of this wonderful home. Don't miss out on the chance to make this stylish apartment your own. Contact us today to schedule your viewing and take the first step towards owning your dream home.



### Secure Communal Entrance

Approached via secure communal front door, stairs to all floors.

### Entrance Hallway

Approached via front door, radiator, power points, large storage cupboard, doors to all rooms.

### Open Plan Kitchen/Lounge/Diner 22'3" x 12'1" (6.79 x 3.69)

Upvc double glazed window to side & french doors to front, television point, radiator, power points, eye & base level units with roll edge work tops, sink/drain, electric oven with electric hob & hood, built in fridge/freezer & dishwasher, partly tiled walls, recessed down lights.

### Bedroom 1 12'5" x 11'0" (3.79 x 3.37)

Upvc double glazed windows to front, radiator, power points, built in wardrobe. Door too:

### En-Suite 7'2" x 3'10" (2.20 x 1.19)

Shower cubicle, low level wc & pedestal wash hand basin, shaver point, partly tiled walls, heated towel rail, recessed down light.

### Bedroom 2 11'1" x 10'0" (3.38 x 3.06)

Upvc double glazed windows to front, radiator, power points.

### Bathroom 6'11" x 5'6" (2.13 x 1.68)

White modern suite comprising of panelled bath with

shower over, low level wc & pedestal wash hand basin, partly tiled walls, recessed down lights, heated towel rail.

### Outside

One allocated parking space. Access to bin/bike store.

### Tenure & Charges

Leasehold- 990 year lease from 2021.

Management charge & ground rent- £1700 per annum ( paid in two intervals of £850 )

The rent ( for the share) £523 per month.

Management company- Heylo Housing Association.

### Services

Mains water, electricity & drainage.

### Local Authority

Gloucester City Homes- Band B

### Awaiting Vendor Approval

Details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.

### Agents Note

Please note if you are interested then you will need to be qualified via Heylo Homes.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	72
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

95 Maidenhall, Highnam, Gloucester, GL2 8DJ email: office@mwea.co.uk

GLOUCESTER 01452 682952 FOREST OF DEAN 01594 888624 WWW.MWEA.CO.UK

Murdock & Wasley Estate Agents Ltd, Registered in England No. 12622907 at Maidenhall, Highnam, Gloucester, GL2 8DJ

