



## 10 Hobbs Way

Gloucester, GL2 5SF

**Offers in excess of £280,000**



We are excited to present to the market this outstanding two double bedroom first floor apartment, boasting captivating views of the famous Gloucester Canal. This property has been meticulously finished with a fantastic theme throughout, making it an ideal home for first-time buyers or those looking to downsize.

Don't miss out on the chance to make this beautiful apartment your new home. With its combination of scenic views, stylish finish, and practical features, it's sure to attract significant interest. Schedule your viewing today and experience first-hand the tranquil and picturesque lifestyle this property offers



### Entrance Hallway

Approached via front door, telephone intercom, radiator, power points, doors to both bedrooms, bathroom & open plan kitchen/lounge/diner.

### Open Plan Kitchen/Lounge/Diner 20'10 x 12'2 (6.35m x 3.71m)

Upvc double glazed french doors to balcony & Upvc double glazed window to side, eye & base level units with roll edge work surfaces, sink/drain, electric oven with separate induction hob, integral fridge/freezer, laminate flooring, recessed down lights, under lighters, television point, radiator, power points.

### Balcony 11'1 x 5'6 (3.38m x 1.68m)

East facing overlooking the canal with lovely views.

### Bedroom 1 12'10 x 12'3 (3.91m x 3.73m)

Upvc double glazed windows to rear, radiator, power points, built in wardrobe, door to:

### En-Suite 7'3 x 4'11 (2.21m x 1.50m)

White modern suite comprising of shower cubicle, low level wc & pedestal wash hand basin, partly tiled walls, heated towel rail, recessed down lights & extractor fan.

### Bedroom 2 12'8 x 10'4 (3.86m x 3.15m)

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

### Bathroom 7'1 x 6'6 (2.16m x 1.98m)

Modern white suite comprising of panelled bath with shower over, low level wc & pedestal wash hand basin, heated towel rail, extractor fan, part tiled walls.

### Large Storage Room 6'6" x 5'10" (2.0 x 1.8)

Plumbing & space for washing machine & tumble dryer, megaflo tank, storage space.

### Outside

One allocated parking space.

### Tenure & Charges

Length of lease: 250 Years from 2020.

Managed by Property asset management Ltd, with an annual service charge of approx £1,500 to include building insurance and general maintenance of the building and communal areas. Charges are payable every 6 months. No ground rent is payable.

### Services

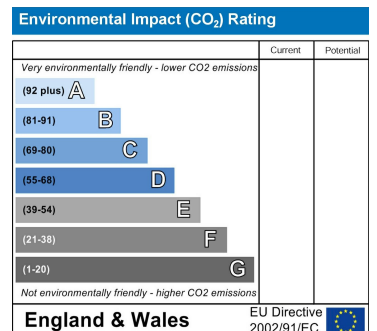
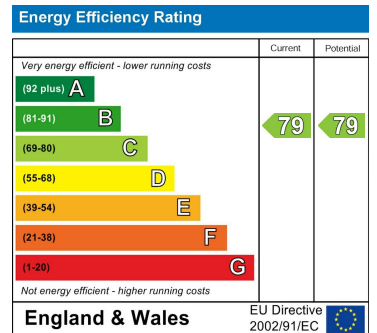
Mains water, electricity & drainage.

### Local Authority

Gloucester City Council  
Council Tax Band:: C

### 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.



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.

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