



Flat 17, 4 Hobbs Way

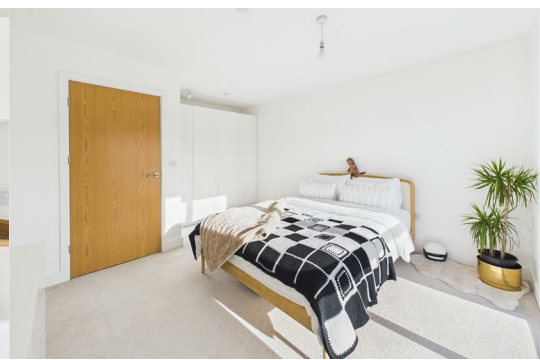
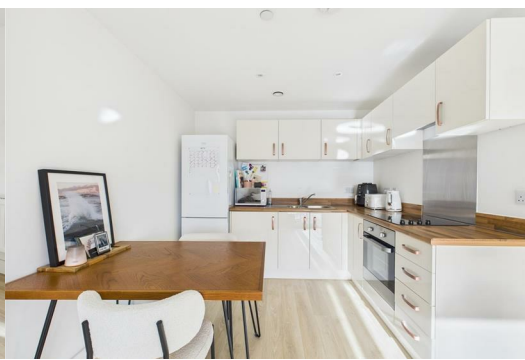
Hempsted, Gloucester, GL2 5SE

£85,500



Murdock & Wasley Estate Agents are delighted to present this exceptionally well-appointed top-floor apartment, situated in a picturesque marina setting over Gloucester canal quay. Offered on a 45% shared ownership basis, this stylish home provides a fantastic opportunity for first-time buyers looking to step onto the property ladder in comfort and convenience.

The apartment benefits from an allocated parking space, modern open-plan living, and is offered with no onward chain, making it an ideal and ready-to-move-into purchase.



Communal Entrance

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

Entrance Hallway

Accessed via front door, power points, radiator, door to storage cupboard. Doors lead off:

Open Plan Kitchen / Living Area

Range of base, drawer and wall mounted units, laminate worksurfaces, one and a half bowl sink unit with mixer tap over. Appliance points, power points, integral cooker and electric hob with extractor hood over, space for fridge/freezer and dining table and chairs. Radiator, inset ceiling spotlights, laminate flooring, rear aspect upvc double glazed French doors leading to the balcony.

Bedroom

Power points, wall mounted radiator, front aspect upvc double glazed window.

Bathroom

Suite comprising low level wc, panelled bath with taps and shower over, pedestal wash hand basin with mixer tap over, partly tiled walls, laminate flooring.

Utility Cupboard

Power points, plumbing for washing machine.

Tenure & Charges

Leasehold

Lease Length 250 years from 2021.

Service Charge £170.45 per month

Rent £280.11 per month

Guinness Homes are the management company

Services

Mains water, electricity & drainage.

Local Authority

Gloucester City Council

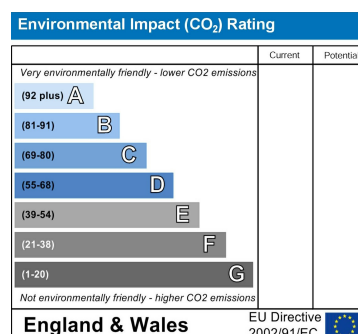
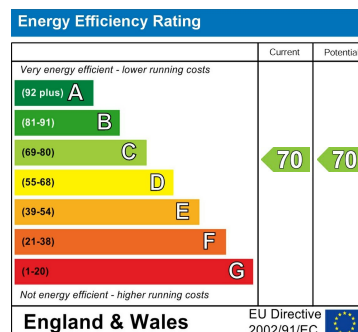
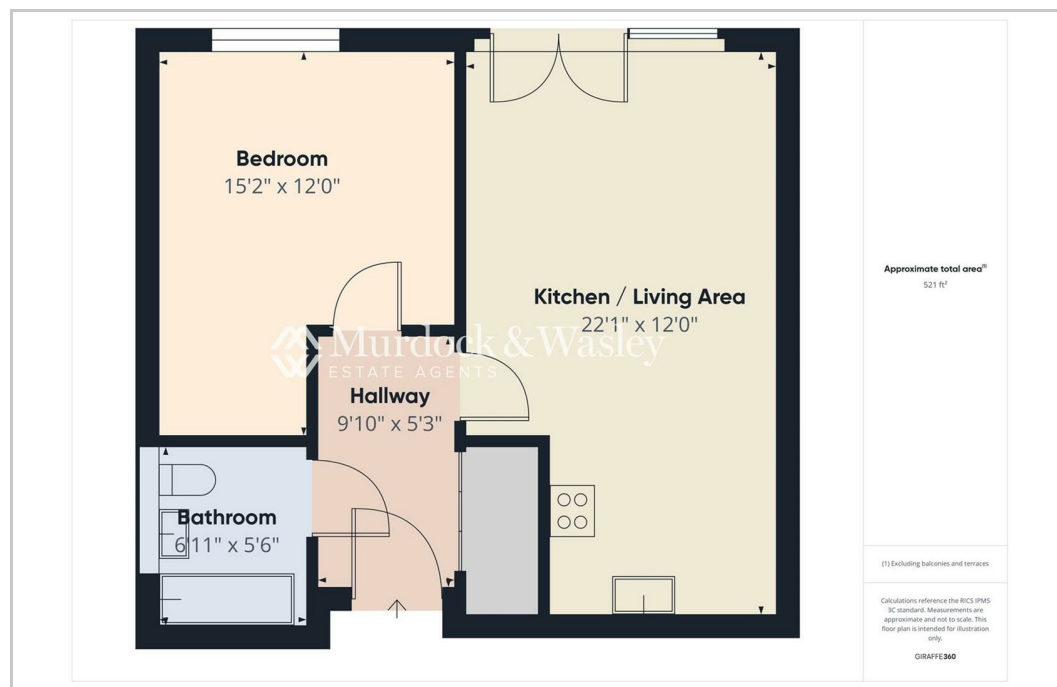
Tax Band: A

Parking

One allocated parking space.

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.

To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

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