

HOBBS WAY



AJ ESTATE AGENTS
OF
GLOUCESTERSHIRE

2 HOBBS WAY FLAT 14, GLOUCESTER, GL2 5SE

Guide price £239,950

Description

This is a lovely example of a two bedroom purpose built apartment located in a modern purpose-built block built in 2019. Ideal for a first time buyer or investment. Situated within the sought-after Gloucester Quays development, this beautifully presented second-floor apartment offers the perfect blend of modern comfort and prime location. Set within a striking, modern building a mix of sleek grey cladding and warm red brick, the property is moments from the vibrant dockside scene, with its array of shops, bars, restaurants, and tranquil waterside walks.

The building features clean communal entrance hall with individual postal boxes, secure entry systems, allocated parking, passenger lift and stairs leading to all floors. The apartment is located on the second floor, front door leads to a welcoming entrance hall with double doors to utility cupboard and doors off to all rooms.

Utility cupboard housing the washing machine tumble drier and hot water system, very handy for maintaining the apartment's clean and streamlined look. Along the hallway a door leads to the open-plan kitchen/living/dining room, bathed in natural light from floor-to-ceiling dual-aspect windows and enhanced by wood-effect vinyl flooring.

The stylish fitted kitchen is fitted with high-gloss white units, wood-look inset handles, a dark laminate worktop with matching splash back, and integrated appliances including an electric oven, ceramic hob with stainless steel splash back, extractor and freestanding fridge/freezer. opens to a bright and airy sitting/dining room.

Sitting/dining room with a wealth of natural light with floor to ceiling windows and french doors to a Juliet Balcony overlooking the Gloucester Quays development.

The master bedroom is a generous double, with space for a double bed and free standing furniture offering a peaceful retreat with an en-suite shower room finished in neutral tones, chrome heated towel radiator, and a large glass-screened shower. The second bedroom is also a comfortable double, with floor to ceiling windows overlooking the development and space for free standing furniture. The modern bathroom mirrors the en-suite with a paneled bath and wall-mounted shower, a glass screen, pedestal basin, and WC, set against stylish stone-effect wall tiles and wood-look flooring.

Outside there is allocated parking for one car, and additional parking can be purchased from Sainsbury's supermarket which is close by.

Ideal for professionals, first-time buyers, or investors, with an estimated rental of £1150 PCM, this apartment offers an enviable lifestyle, low-maintenance, high-style living in one of Gloucester's most popular waterside locations.

AGENTS NOTE

The length of the lease is 250 years 16th September 2022 and the Ground Rent is Peppercorn £0, the freehold is owned by Guinness

Please note that the property is empty and we have shown some images for you to see what the property could look like with furniture in.

- Modern two bedroom second floor apartment in Gloucester Quays
- Open-plan kitchen/living area with full-height windows and Juliet balcony
- Master bedroom with ensuite suite room
- Separate utility cupboard housing washing machine, dryer, and boiler
- Offered to the market with no onward chain
- Very well presented with a wealth of natural light
- Modern high-gloss white kitchen with integrated appliances
- Second double bedroom, three piece bathroom suite
- Allocated parking and secure entry system
- Ideal for first-time buy or investment rental income estimated £1150 PCM





Location & Amenities

Located in the sought-after Gloucester Quays development, benefit from a range of modern amenities designed for convenient and comfortable living. Residents enjoy secure intercom entry, lift access, and allocated off-road parking. Many apartments include a utility cupboard with space for a washing machine and secure bike storage, ideal for those embracing an active lifestyle. The location places you just moments from Gloucester Quays Outlet, with its array of high-street stores, boutique shops, cafés, and restaurants. The area is rich in lifestyle offerings, from scenic canal walks and riverside trails to cultural events like food festivals and seasonal markets. Excellent transport links make commuting easy, with regular bus services nearby and quick road access to the M5 and Gloucester city centre.

Useful Information

Tenure: Leasehold.

Viewing arrangements: Strictly by appointment through AJ Estate Agents.

Fixtures and Fittings: Some items mentioned within the sales particulars are included, all others are specifically excluded. They may be available by separate negotiation.

Local Authorities: Gloucester County Council. Council Tax Band B and EPC rating C

Directions

Exit M5 at Junction 12 take the exit signposted for Gloucester (B4008), at the roundabout, take the exit onto the A38 heading north towards Gloucester. Continue on A38 for approximately 3.5 miles, passing through Quedgeley and continuing towards Gloucester. After passing the junction with Cole Avenue, turn right onto Spinnaker Road. Continue on Spinnaker Road, then turn left onto Hobbs Way, Flat 14 is denoted by pour for sale board



Approximate Gross Internal Area 772 sq ft - 72 sq m



Second Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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		

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