



8 Hobbs Way, Gloucester GL2 5SF
Offers In Excess Of £300,000



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- No onward chain
- Two double bedroom top floor corner apartment with en-suite to master
- Spacious wrap around balcony with views across the canal & towards Robinswood Hill
- Open plan living accommodation
- Allocated parking space
- Potential rental income of £1,200 pcm
- EPC Rating D61
- Gloucester City Council - Tax Band C (£1900.50 per annum 2024/2025)



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Entrance Hallway

Spacious hallway, with secure intercom system, provides access to both bedrooms, lounge, bathroom and to a large utility cupboard with plumbing for an automatic washing machine.

Kitchen/ Lounge

The light and airy open plan living space boasts convenient lounge and dining areas with wall mounted Samsung art frame smart TV and spotlights throughout. Two sets of French doors open out to the spacious wrap around balcony offering views up and down the canal as well as views towards the Cathedral and Robinswood Hill in the distance. The kitchen area boasts ample worktop and storage space alongside integrated fridge, freezer, hob and oven.

Bedroom One

Double bedroom with built-in double wardrobes and window offering views across the canal. Access is also provided to the en-suite shower room.

En-Suite

The modern white suite tiled shower room comprises of w.c., wash hand basin and walk-in shower cubicle.

Bedroom Two

Double bedroom with built-in wardrobe and further views across the canal.

Bathroom

White suite family bathroom comprising of w.c., wash hand basin, towel rail and bath with shower attachment from the tap.

Location

The waterfront development is highly convenient for easy access onto the M5 motorway and to all amenities on offer within the City centre whilst being enviably close to Gloucester Docks and the Quays Designer Outlet and Leisure Quarter where a variety of restaurants and bars can be found along with a state of the art cinema complex and a 24 hour gym. The developments also benefits from a local Sainsburys supermarket in close proximity.

Outside

To the rear of the property, lovely waterside walks are provided next to the canal leading into the historic Gloucester Docks or all the way towards Sharpness. Externally the property benefits from a secure storage area for bikes, paddle boards or small canoes as well as space for your own personal storage lock up. The property also comes with an allocated parking space.

Material Information

Tenure: The property is leasehold and has a length of 246 years remaining from 01/01/2019, managed by Property Asset Management Ltd. Service charge at a cost of approximately £1,113.33 per annum to include building insurance and general maintenance of the building and communal areas. Peppercorn ground rent is payable *Information correct as of 25/07/2024*

Local authority and rates: Gloucester City Council - Tax Band C (£1900.50 per annum 2024/2025)

Electricity supply: Mains

Heating: Electric heating

Water supply: Mains

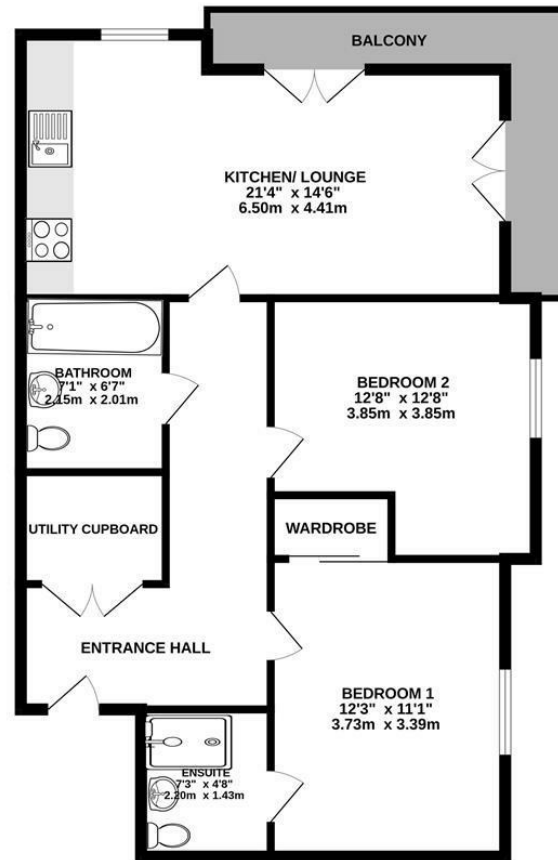
Sewerage: Mains

Broadband speed: Standard 12 Mbps, Ultrafast 940 Mbps -Highest available download speed.

Mobile phone coverage: O2, Vodafone



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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