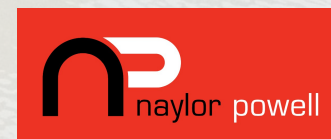




Flat 17, 8 Hobbs Way, Gloucester GL2 5SF
£189,950



Flat 17, 8 Hobbs Way, Gloucester GL2 5SF

• No onward chain • One bedroom second floor apartment • Open plan kitchen living space with Juliet balcony • Double bedroom with walk-in wardrobe • Allocated off-road parking space • Walking distance to local amenities and the historic Gloucester Docks • Potential rental income of £995 pcm • EPC rating C76 • Gloucester City Council - Tax Band B (£1,741.26 per annum) 2025/2026



Unit C Barge Arm East, Gloucester Docks, GL1 2DQ

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£189,950

Entrance Hallway

Spacious entrance hall with large storage cupboard housing the boiler alongside plumbing for washing machine.

Living Room / Kitchen

Generously sized living area with Juliet balcony providing enviable views. The kitchen area benefits from ample storage in a range of floor and eye level units, and features integrated appliances including a fridge, freezer, electric oven, and a modern ceramic glass hob with four cooking zones and extractor over.

Master Bedroom

Double bedroom with window to the front aspect. Walk-in wardrobe with sliding mirrored doors.

Bathroom

Modern bathroom suite comprising W.C, wash hand basin and bath with shower over and tiled surround.

Outside

To the front of the apartment block is one allocated parking space. To the rear of the building is the canal path which leads to Hempsted and the Historic Gloucester Docks.

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.

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 £931.02 per annum to include building insurance and general maintenance of the building and communal areas. Peppercorn ground rent is payable *Information correct as of 07/05/2025*

Local authority and rates: Gloucester City Council - Tax Band B (£1,741.26 per annum 2024/2025)

Electricity supply: Mains

Heating: Electric heating

Water supply: Mains

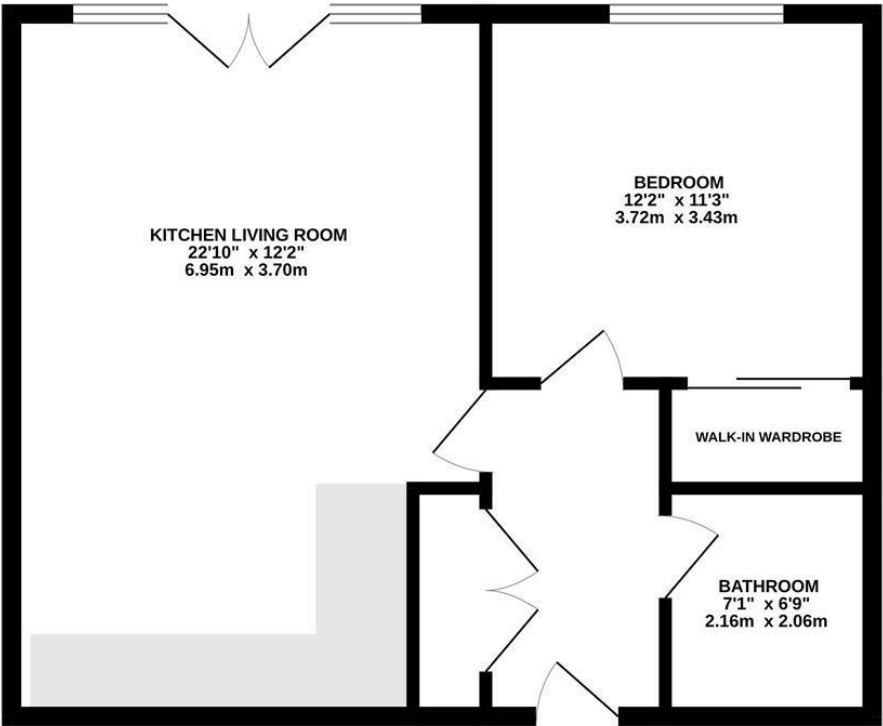
Sewerage: Mains

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

Mobile phone coverage: EE, Three, 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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Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.

