



Hobbs Way, Gloucester GL2 5SF
£250,000



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• Two bedroom apartment with en-suite to master • Walking distance to local amenities and the historic Gloucester Docks • Allocated parking space • Potential rental income of £1,200 pcm • EPC rating C72 • Gloucester City Council - Tax Band B (£1,826.36 per annum) 2026/2027



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

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www.naylorpowell.com

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Entrance Hallway

Large entrance space with plenty of room for the storage of coats, shoes and such like. Access to all rooms.

Storage/Laundry Cupboard

Large storage cupboard with plumbing for washing machine completed with plenty of surrounding space for items usually stored away.

Kitchen/Living Room

Open plan kitchen/living space with Juliet balcony to front aspect allowing plenty of natural light. Kitchen space comprises oven, electric hob with extractor overhead and integrated fridge freezer.

Master Bedroom

Large double bedroom with built-in wardrobes, floor to ceiling window with en-suite.

En-suite

White suite comprising of shower, wash hand basin, w.c. and heated towel rail.

Second Bedroom

Double bedroom with scope to include a work from home space with the floor to ceiling window to front aspect.

Bathroom

Modern suite comprising bath with shower overhead, wash hand basin and w.c. completed with heated towel rail.

Outside

Positioned at the front of the building is a dedicated, allocated parking space. To the rear, a picturesque canal-side path offers a pleasant route leading towards Hempsted and the historic Gloucester Docks, perfect for leisurely walks.

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 242 years remaining from 2026, managed by Specialist Property Asset Management. Service charge at a cost of approximately £1,910 per annum to include building insurance and general maintenance of the building and communal areas. Peppercorn ground rent is payable
*Information correct as of *14/04/26*

Local authority and rates: Gloucester City Council - Tax Band B (£1,826.36 per annum) 2026/2027

Electricity supply: Mains

Heating: Electric heating

Water supply: Mains

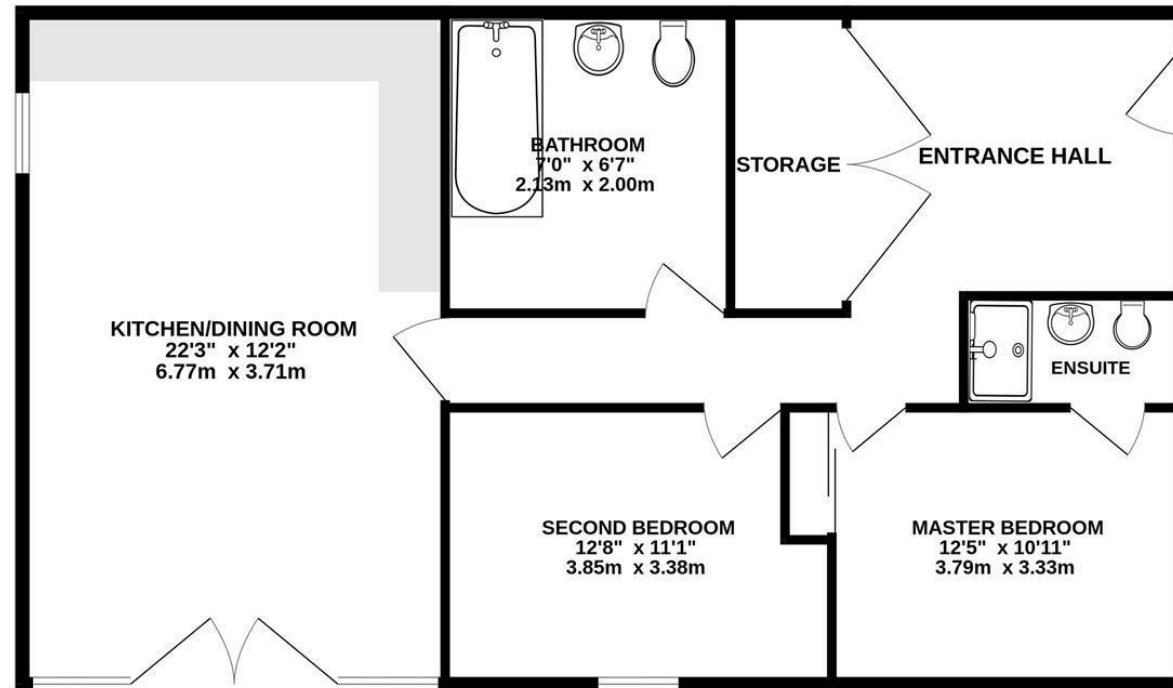
Sewerage: Mains

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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