



**Hobbs Way, Gloucester GL2 5SE**  
**Offers Over £250,000**



## Hobbs Way, Gloucester GL2 5SE

• Two bedroom top floor apartment with en-suite to master • Open plan living accommodation with balcony • Stunning waterside views across the canal & to Robinswood Hill in the distance • Allocated parking space • Potential rental income of £1,200 pcm • EPC rating C72 • Gloucester City Council - Tax Band C (£1,990.01 per annum) 2025/2026



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## Offers Over £250,000

### Entrance Hallway

Spacious hallway provides access to both bedrooms, bathroom and to a large utility cupboard with space for bikes and much more.

### Open Plan Living Room / Kitchen

The light and airy room provides suitable space for living and dining areas whilst overseeing the kitchen area. The kitchen itself boasts ample worktop and storage space with an array of integrated appliances to include hob, oven, fridge, freezer alongside plumbing for a dishwasher.

### Bedroom One

Double bedroom continuing to provide waterside views across the canal. Access is provided to the en-suite.

### En-Suite

Modern white suite shower room comprises w.c, wash hand basin, heated towel rail and shower cubicle.

### Bedroom Two

Double bedroom providing further waterside views across.

### Bathroom

Modern white suite bathroom comprises w.c, wash hand basin, heated towel rail and bath with shower attachment over.

### 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 Sainsbury's supermarket in close proximity.

### Material Information

Tenure: The property is leasehold and has a length of 245 years remaining from 2021, managed by Guinness Homes. Service charge at a cost of approximately £1,701.34 per annum to include building insurance and general maintenance of the building and communal areas. Peppercorn ground rent is payable \*information correct as of 23/2/26\*

Local authority and rates: Gloucester City Council - Tax Band C (£1,990.01 per annum) 2025/2026

Electricity supply: Mains

Heating: Electric heating

Water supply: Mains

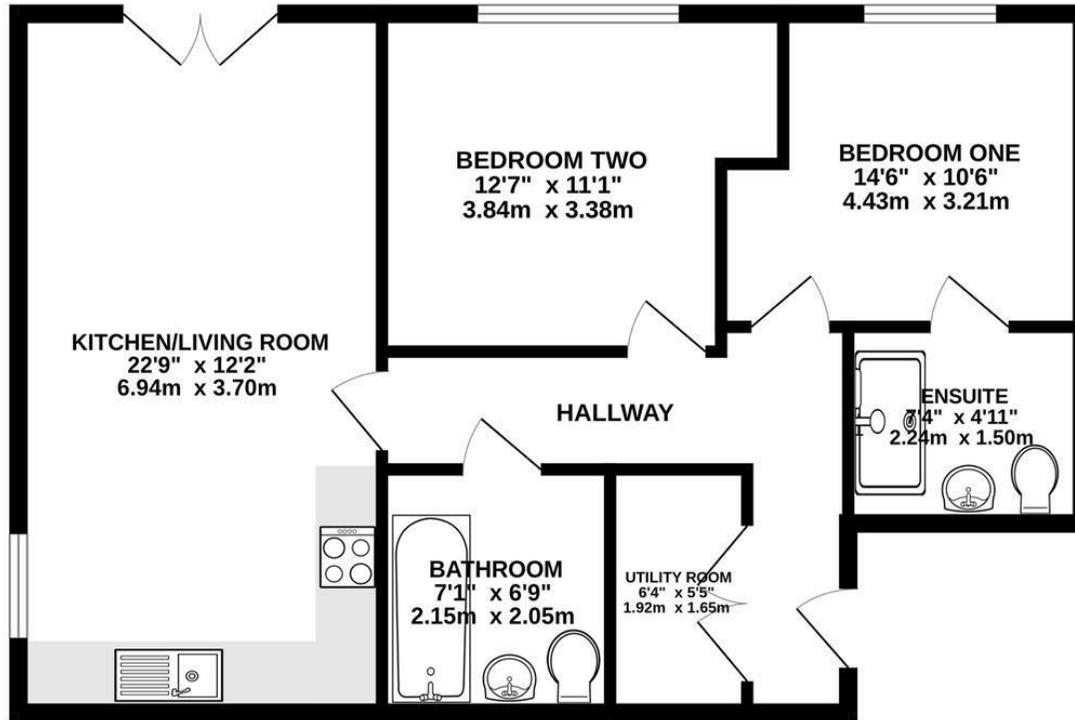
Sewerage: Mains

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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