10 Hobbs Way, Gloucester GL2 5SF

£185,000

naylor powell

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• Attractive waterside location overlooking the canal • Spacious one-bedroom apartment • Open-plan living, dining and kitchen area • Generous double bedroom • Plenty of natural light throughout • Allocated parking space • Gloucester City Council - Tax Band B (£1,826.36 per annum) 2026/2027 • EPC rating of

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

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Accommodation

This beautifully presented one-bedroom apartment enjoys an attractive waterside setting, with a private balcony overlooking the canal, creating a lovely spot to relax and enjoy the surrounding views.

The accommodation comprises a welcoming entrance hallway leading through to a spacious open-plan living, dining and kitchen area. The living space benefits from large doors opening onto the balcony, allowing plenty of natural light to flow through the room and providing an excellent connection between indoor and outdoor living.

The modern fitted kitchen features a stylish range of contemporary wall and base units, complemented by work surfaces and integrated appliances, with a dedicated dining area providing space for everyday meals and entertaining.

The generous double bedroom offers ample space for bedroom furniture and benefits from a large window overlooking the surrounding area. The property is completed by a modern bathroom and practical entrance hallway storage.

Situated in a desirable waterside position, this appealing apartment combines modern living with attractive canal views and is ideally suited to first-time buyers, professionals or investors. Early viewing is highly recommended to appreciate the accommodation and setting on offer

Outside

Positioned at the front of the building is a dedicated, allocated parking space and a secure bike storage. 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

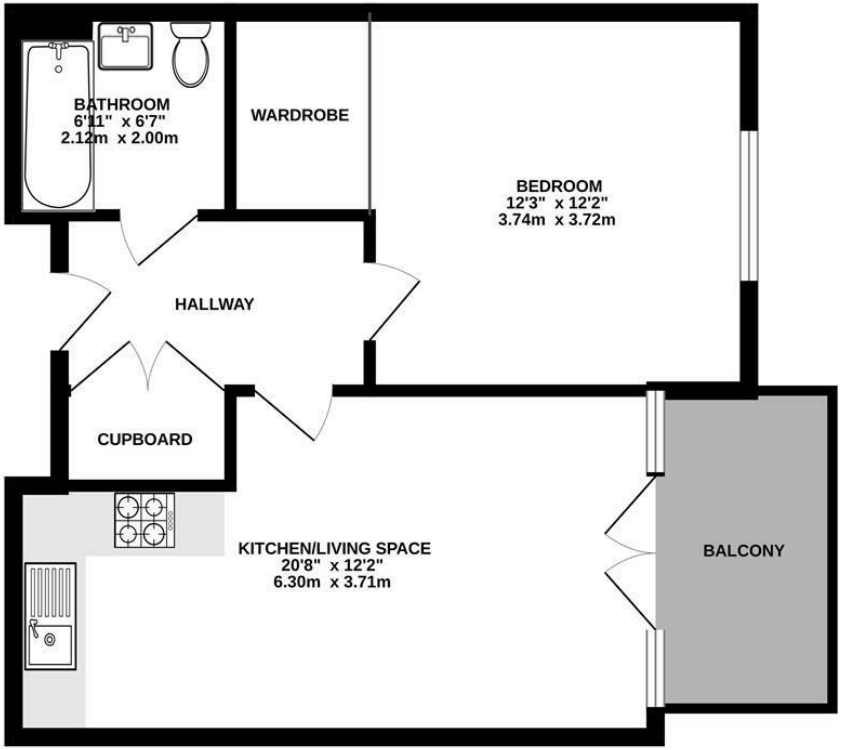
The waterfront development is highly convenient for easy access onto the M5 motorway and to all amenities on offer within the City centre whilst being enviably close to Gloucester Docks and the Quays Designer Outlet and Leisure Quarter where a variety of restaurants and bars can be found along with a 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 £1000 per annum to include building insurance and general maintenance of the building and communal areas. Peppercorn ground rent is payable
*Information correct as of *23/10/26*

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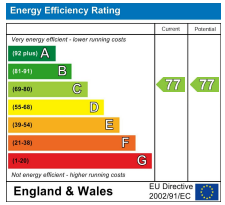
Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

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.



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HOME