



## Flat 14, 12 Hobbs Way

, Gloucester, GL2 5SF

**£94,000**



Murdock & Wasley Estate Agents are pleased to offer for sale this well-presented second floor apartment, built by Crest Nicholson. An ideal opportunity for first-time buyers, the property enjoys a convenient and sought-after location, combining modern style with everyday comfort. Offering excellent value and the benefit of future full ownership, it represents a superb step onto the property ladder.

We strongly advise early viewing to fully appreciate all that this home has to offer. Properties of this nature and price point are rarely available for long – contact us today to arrange your appointment and take the first step towards securing your new home.



### Secure Communal Entrance

Accessed via secure communal front door, wall mounted allocated letter box, lift & stairs to all floors.

### Entrance Hall

Approached via front door, telephone intercom, radiator, power points, doors to both bedrooms, bathroom & open plan kitchen/lounge/diner.

### Lounge / Kitchen / Dining Area

Upvc double glazed window to side & french doors to front, television point, radiator, power points, eye & base level units with roll edge work tops, sink/drain, electric oven with electric hob & hood, built in fridge/freezer, partly tiled walls, inset ceiling spot lights.

### Bedroom One

Power points, wall mounted radiator, built in wardrobe, front aspect upvc double glazed window. Doors lead off:

### En Suite

Suite comprising low level wc, wall mounted wash hand basin with mixer tap over, double step in cubicle with shower over, partly tiled walls, wall mounted heated towel rail, shaver point.

### Bedroom Two

Power points, wall mounted radiator, front aspect upvc double glazed window.

### Bathroom

Suite comprising low level wc, wall mounted wash hand basin with mixer tap over, panelled bath with mixer tap and shower over, partly tiled walls, wall mounted heated towel rail.

### Outside

One allocated parking space. Access to bin/bike store.

### Services

Mains water, electricity & drainage.

### Tenure & Charges

Leasehold- 990 year lease from 2021.

Management Charge: Circa £150pcm

Ground Rent: Circa £17pcm

Heylo Housing Association Fees

The rent ( for the share) Circa £448 pcm.

### Local Authority

Gloucester City Council

Tax Band: B

### Awaiting Vendor Approval

Details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		77	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

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