R B WALTERS
ESTATE AGENTS



Hobbs Way, Gloucester,
Gloucestershire, GL2 5SF.

£240,000

A spacious and extremely light apartment which is very well presented and ideally positioned for Gloucester Quays and The Docks.

This top floor flat with lift access provides well proportioned accommodation with a welcoming hallway complete with good size cupboard which offers plenty of storage as well as plumbing for a washing machine. Doors from the hallway lead to all principle rooms with an open plan lounge/kitchen having a dual aspect with Juliet balcony at one end. There are two good size double bedrooms with one having ensuite shower room and there is a further bathroom.

The property has access to bike storage and benefits from an allocated parking space and is conveniently situated close to Sainsburys, the city centre, docks and all everyday amenities.

Services

Mains Electric

Mains Drainage and Water

Broadband Available

Lease Information

The lease commenced for a period of 250 years in 2020. The current maintenance charge is £1800 per annum and there is a peppercorn ground rent.

Entrance Hall

Storage Cupboard/Laundry
6' 5" x 5' 2" (1.95m x 1.57m)

Living Room/Kitchen
22' 1" x 12' 0" (6.73m x 3.65m)

Bedroom
12' 1" x 10' 11" (3.68m x 3.32m)

Ensuite
7' 4" x 3' 11" (2.23m x 1.19m)

Bedroom
11' 0" x 10' 3" (3.35m x 3.12m)

Bathroom
7' 0" x 5' 6" (2.13m x 1.68m)







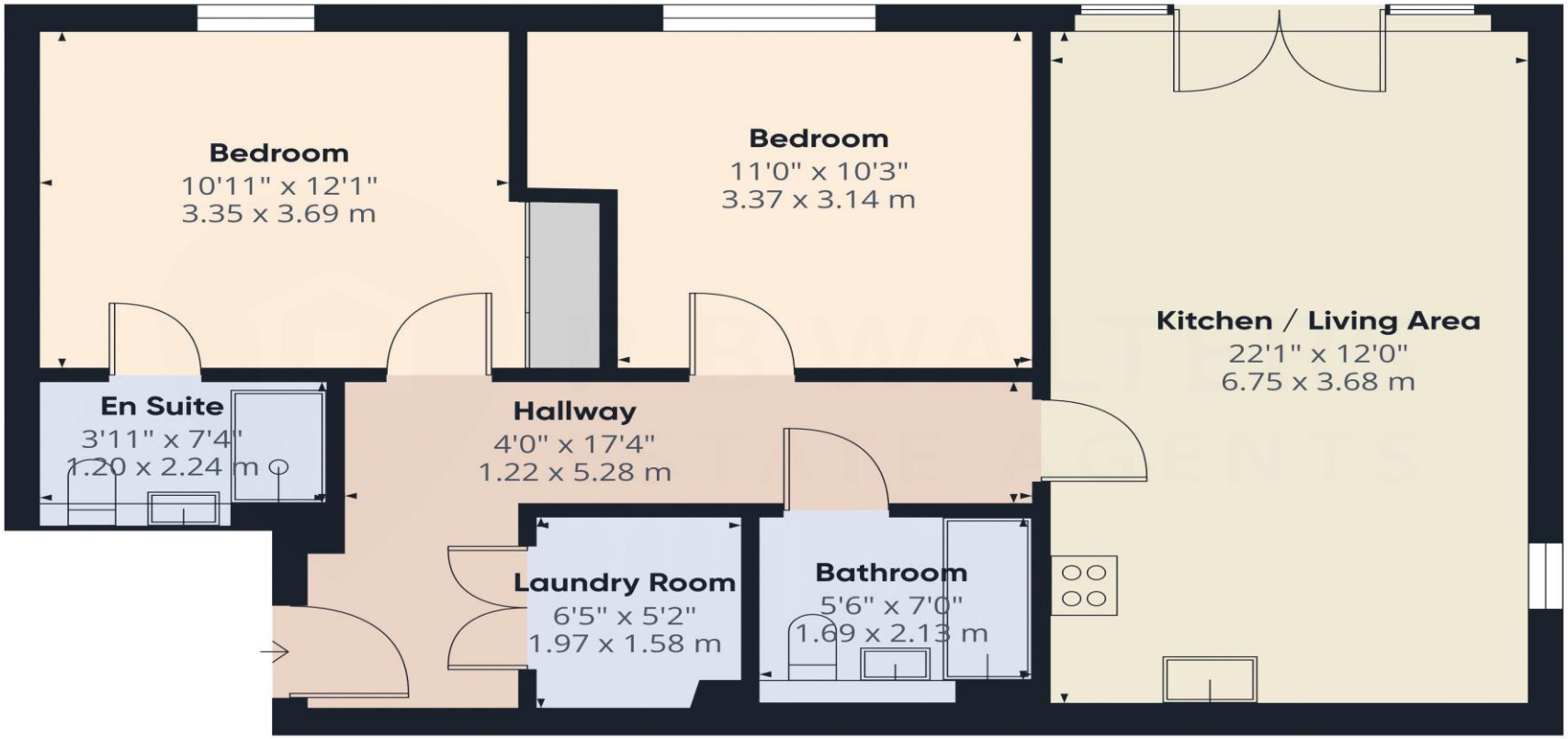






Outside

Allocated Parking



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Approximate total area(1)

757 ft²

70.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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