



8 Hobbs Way, Gloucester GL2 5SF
£230,000



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- Two bedroom apartment with en-suite to master
- Open plan living accommodation with balcony
- 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

£230,000

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.

Master Bedroom

Double bedroom providing plenty of storage space. 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.

Second Bedroom

Double bedroom providing plenty of storage space.

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 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 £1,380 per annum to include building insurance and general maintenance of the building and communal areas. Peppercorn ground rent is payable
Information correct as of 03/04/26

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.



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

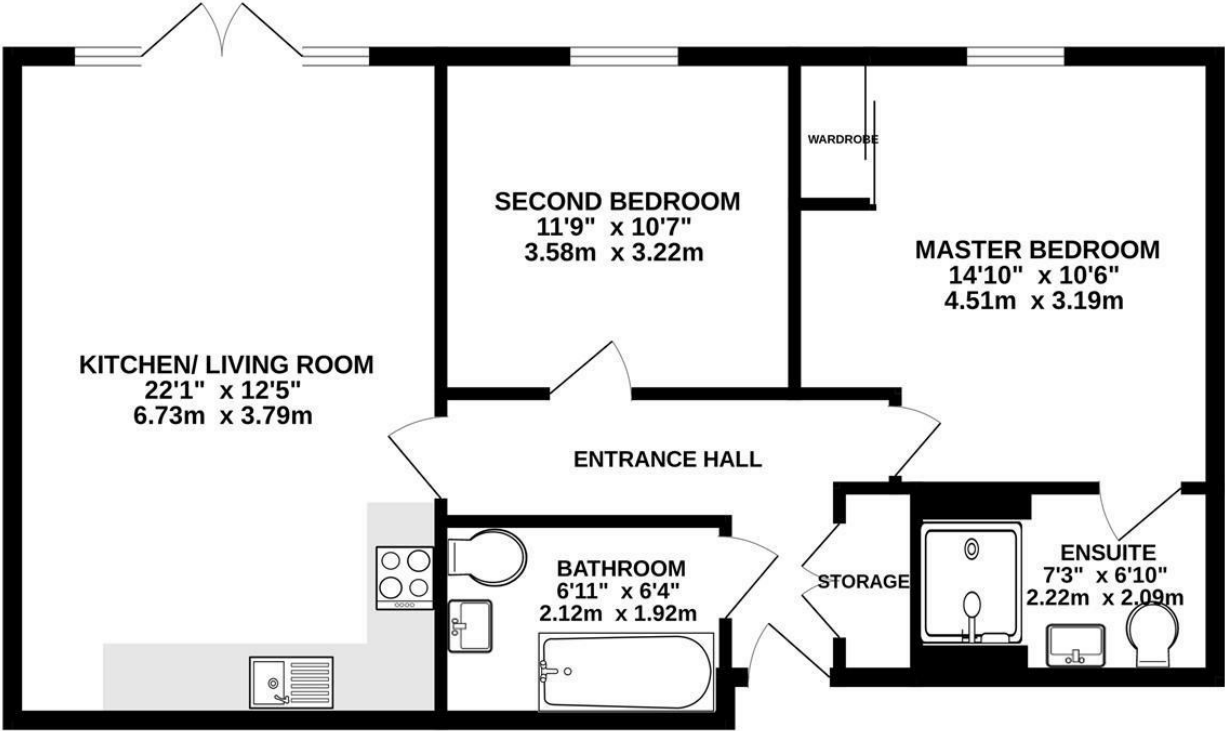
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GROUND FLOOR



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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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.

Energy Efficiency Rating		Current	Potential
The more energy efficient - lower running costs			
£9,200	A		
£11,911	B		
£18,400	C	76	76
£19,540	D		
£21,540	E		
£21,130	F		
£1,200	G		
The less energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



