8 Hobbs Way, Gloucester GL2 5SF

£216,000

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8 Hobbs Way, Gloucester GL2 5SF

• Two bedroom apartment with en-suite to master • Open plan living accommodation with balcony • Walking distance to local amenities and the historic Gloucester Docks • Potential rental income of £1,200 pcm • EPC rating C72 • Gloucester City Council - Tax Band B (£1,826.36 per annum) 2026/2027

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

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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 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.

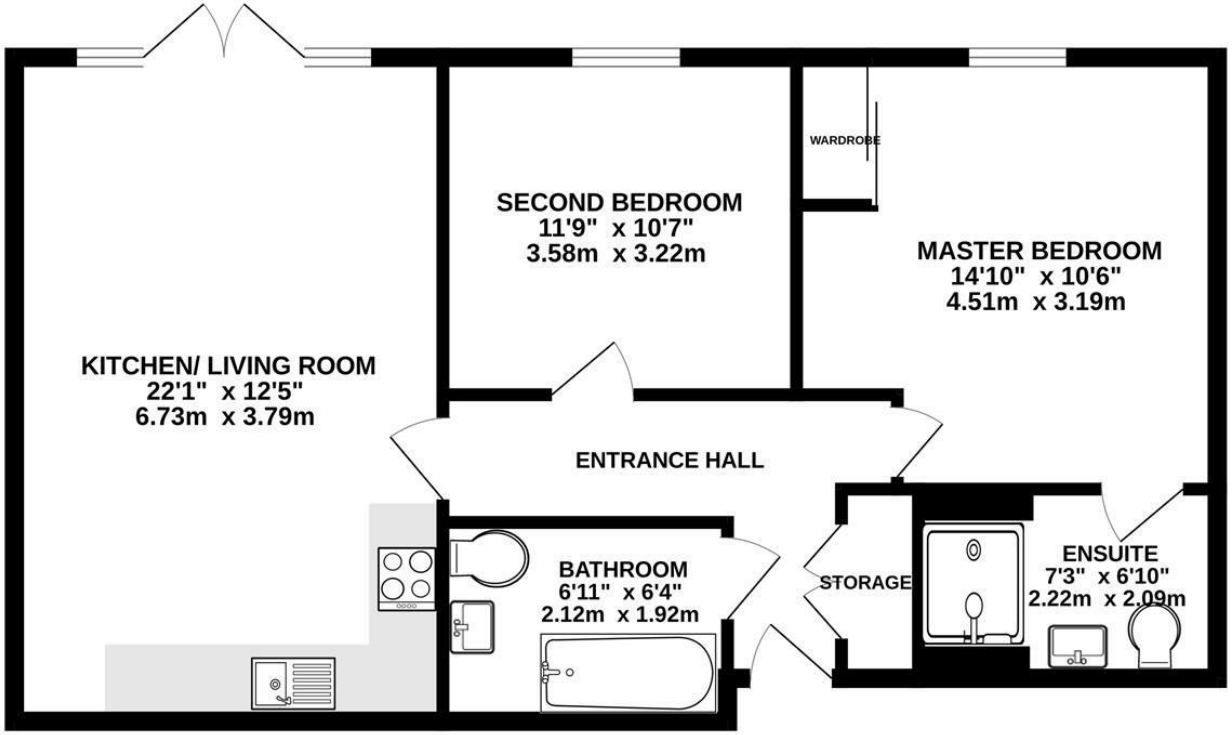
Outside
The entrance is found to the front of the apartment block. To the rear of the building is the canal path which leads to Hempsted and the Historic Gloucester Docks.

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 245 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.

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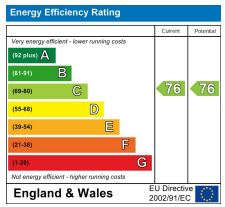
Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

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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