

2 Hobbs Way, Gloucester GL2 5SE

£135,000

naylor powell

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• Shared Ownership 56% • Modern fitted kitchen with integrated appliances • Master bedroom with en-suite shower room • Juliet balcony • Bright and well-presented throughout • Second double bedroom with fitted wardrobes • Single allocated parking space • Ideal first-time purchase • EPC rating of C71 • Gloucester City Council - Tax Band B (£1,826.36 per annum) 2026/2027

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

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Accomadation
The property offers well-presented and spacious accommodation, centred around a bright open-plan living and kitchen area with a modern fitted kitchen, integrated appliances, ample storage and wood-effect flooring. French doors provide plenty of natural light and open onto a Juliet balcony.

There are two well-proportioned double bedrooms, with the master bedroom benefiting from a modern en-suite shower room. The second bedroom is currently utilised as a home office and features fitted storage, offering excellent flexibility for those working from home. A contemporary family bathroom and useful storage with plumbing for a washing machine complete the accommodation.

Outside
The property benefits from a single allocated parking space, providing convenient off-road parking. The apartment is situated within an attractive modern development with well-maintained communal areas and landscaped surroundings.

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 246 years remaining, managed by Guinness Partnership Ltd. Service charge at a cost of approximately £2,293.92 per annum to include building insurance and general maintenance of the building and communal areas. Peppercorn ground rent is payable *Information correct as of *01/10/2026*

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.

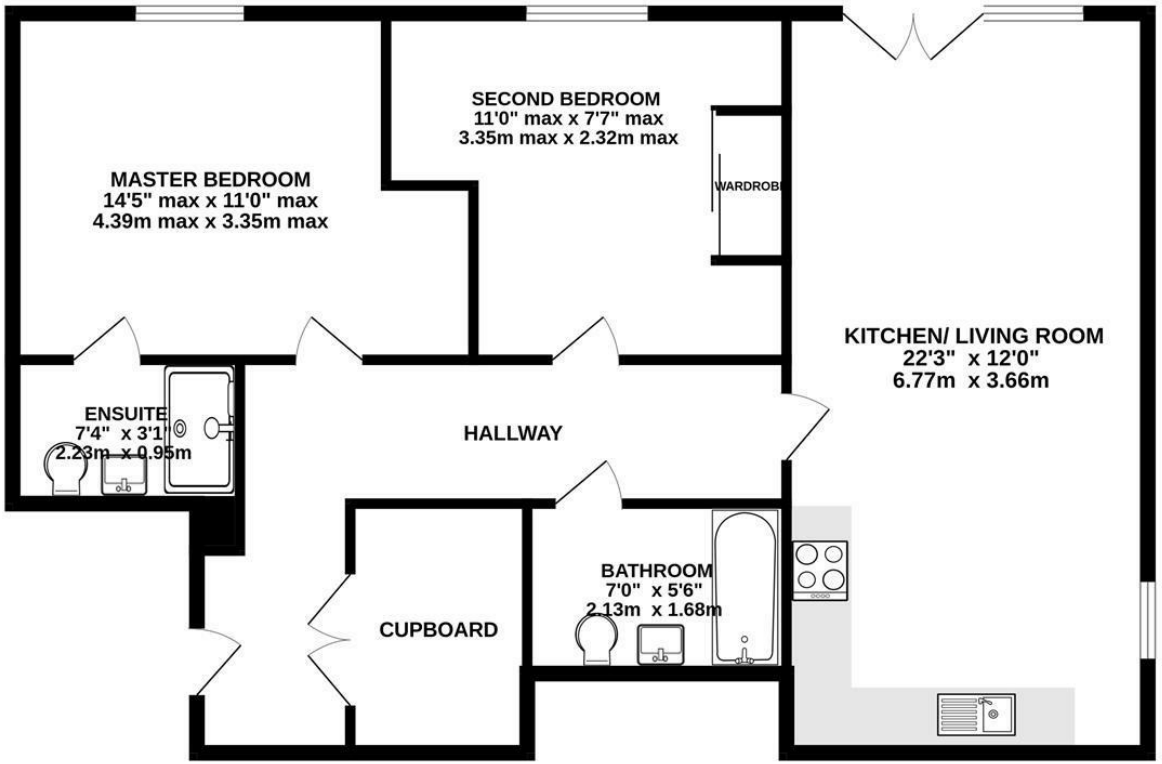
Shared Ownership
56% Shared Ownership - £135,000
Based on 100% price of - £241,000
Monthly rent is £308.48 to cover the 44% owned by Guinness Partnership Ltd.

information correct as of 01/10/2026





GROUND FLOOR
732 sq.ft. (68.0 sq.m.) approx.



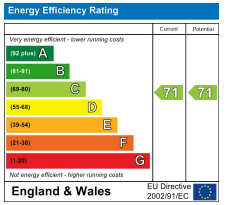
TOTAL FLOOR AREA : 732 sq.ft. (68.0 sq.m.) approx.

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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