Murdock & Wasley
ESTATE AGENTS



Flat 15, 2 Hobbs Way

, Gloucester, GL2 5SE

£135,000

2 | 2 | 1 | C

Murdock and Wasley are proud to present this well presented, two bedroom top floor apartment, offering stylish, low maintenance living. Ideal for first time buyers, investors or those looking to downsize.

Occupying a top floor position, this property benefits from an abundance of natural light throughout creating a bright and spacious feel.

The property comprises of, entrance hall, large kitchen living area, two double bedrooms with en suite to master and family bathroom.
Further benefits include allocated parking, secure entry system and well maintained communal areas.

This property is conveniently located with easy access to the Quays and City Centre.







Entrance Hall
Accessed via front door, power points, radiator, door to storage cupboard. Doors lead off:

Kitchen Livng Area
Range of base, drawer and wall mounted units, laminate worksurfaces, one and a half bowl sink unit with mixer tap over. Appliance points, power points, integral cooker and electric hob with extractor hood over, space for fridge/freezer and dining table and chairs. Radiator, inset ceiling spotlights, laminate flooring, side 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.

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.

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

Outside
One allocated parking space.

Services
Mains water, electricity & drainage.

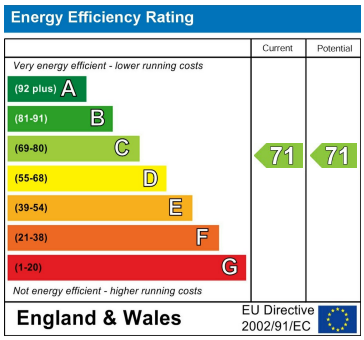
Tenure and Charges
Leasehold- 246 Years Remaining
Percentage to be sold 56%

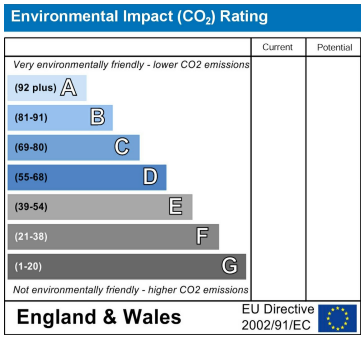
Service Charge £191.16
Monthly Rent: £308.48

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.







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 firms 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.

10a Old Cheltenham Road, Longlevens, Gloucester, GL2 0AW email:office@mwea.co.uk

GLOUCESTER 01452 682952 WWW.MWEA.CO.UK

Murdock & Wasley Estate Agents Ltd, Registered in England No. 12622907 at 10a Old Cheltenham Road, Longlevens, Gloucester, GL2 0AW

rightmove The Property Ombudsman