Murdock & Wasley
ESTATE AGENTS



Flat 19, 10 Hobbs Way

, Gloucester, GL2 5SF

£210,000

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Murdock & Wasley Estate Agents are delighted to present this fantastic second-floor apartment, offering an excellent opportunity for first-time buyers and those looking to secure a stylish home in a vibrant and convenient location. Offered to the market with no onward chain, this property is ready for its next owner to move in and make it their own.

The apartment benefits from two spacious double bedrooms, with the master bedroom boasting its own en-suite shower room, providing added comfort and convenience. Combining practical living space with modern comfort, this property offers an appealing opportunity for buyers seeking a home that ticks all the right boxes.

Early viewing is strongly advised to fully appreciate everything this wonderful home has to offer. Contact Murdock & Wasley Estate Agents today to arrange your viewing and take the first step towards making this fantastic apartment your own.







Secure Communal Entrance
Accessed via secure communal front door, wall mounted allocated letter box, lift & stairs to all floors.

Entrance Hall
Approached via front door, telephone intercom, radiator, power points, doors to both bedrooms, bathroom & open plan kitchen/lounge/diner.

Lounge / Kitchen / Dining Area
Upvc double glazed window to side & french doors to front, television point, radiator, power points, eye & base level units with roll edge work tops, sink/drainer, electric oven with electric hob & hood, built in fridge/freezer, partly tiled walls, inset ceiling spot lights.

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, shaver point.

Bedroom Two
Power points, wall mounted radiator, front 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.

Outside
Access to bin/bike store.

Services
Mains water, electricity & drainage.

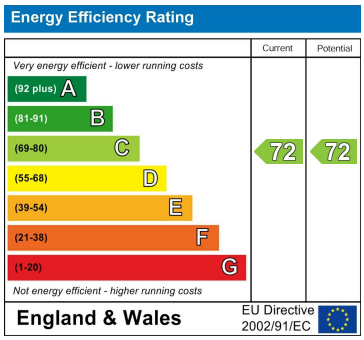
Tenure & Charges
Leasehold- 250 year lease from 2021.

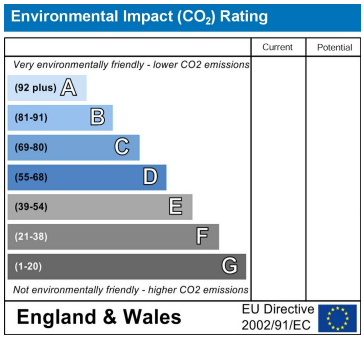
Management Charge: Circa £150pcm
Ground Rent: Circa £17pcm

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

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The Property Ombudsman