



*AJ* ESTATE AGENTS  
OF  
GLOUCESTERSHIRE

# FLAT 14 GLOUCESTER, GL2 5SE

Guide price £199,950

## Description

This stylish two-bedroom apartment is set on the second floor of a modern development built by Guinness Homes in 2019. Located in the ever-popular Gloucester Quays, it combines contemporary living with a superb location, just minutes from the bustling dockside with its mix of shops, bars, restaurants, and scenic waterside walks.

The building is well maintained, with a bright communal entrance, secure entry system, individual post boxes, and both lift and stair access to all floors.

Inside, the apartment opens into a welcoming hallway with double doors to a large utility cupboard, big enough to store a bike as well as housing the washing machine, tumble dryer, and hot water system.

At the heart of the home is a light-filled, open-plan kitchen, living, and dining area. Floor-to-ceiling dual-aspect windows flood the space with natural light, while wood-effect vinyl flooring adds warmth and a sense of flow. The kitchen is fitted with a laminate worktop, matching splash back, integrated electric oven, ceramic hob with stainless steel splash back and extractor, plus a freestanding fridge/freezer. French doors open onto a Juliet balcony with views over the Quays, making this a bright and inviting space for relaxing or entertaining.

The master bedroom is a generous double with plenty of room for furniture and its own en-suite shower room, finished in neutral tones with a glass-screened shower and chrome heated towel rail. The second bedroom is also a double, with floor-to-ceiling windows and good space for freestanding furniture.

The main bathroom is smartly presented with a paneled bath, wall-mounted shower, glass screen, pedestal basin, WC, stone-effect tiles, and wood-look flooring.

Outside, the property includes one allocated parking space, with additional spaces available to purchase nearby at Sainsbury's car park.

This apartment would be ideal for first-time buyers, professionals, or investors, with an estimated rental value of around £1,150 PCM. Low-maintenance and secure, it also makes a perfect lock-up-and-leave in one of Gloucester's most desirable waterfront settings.

### Agents' Note:

The property is leasehold with a 250-year term from 16th September 2022. Ground rent is a peppercorn (£0), and the freehold is owned by The Guinness Partnership.

The apartment is currently vacant, and some photos have been virtually staged to show its potential.

### AGENTS NOTE

Stamp duty at £199,950

First time buyer £0 Moving home £1,499 Additional property £11,496

- Modern two bedroom second floor apartment in Gloucester Quays
- Open-plan kitchen/living area with full-height windows & Juliet balcony
- Master bedroom with ensuite suite shower room
- Separate utility cupboard housing washing machine, dryer, & boiler
- OFFERED TO THE MARKET WITH NO ONWARD CHAIN
- Very well presented with a wealth of natural light
- Modern high-gloss white kitchen with integral appliances
- Bedroom two also a double room, bathroom
- Allocated parking & secure entry system
- Ideal for first-time buy or investment rental income estimated £1150 PCM





## Location & Amenities

Located in the sought-after Gloucester Quays development, benefit from a range of modern amenities designed for convenient and comfortable living. Residents enjoy secure intercom entry, lift access, and allocated off-road parking. Many apartments include a utility cupboard with space for a washing machine and secure bike storage, ideal for those embracing an active lifestyle. The location places you just moments from Gloucester Quays Outlet, with its array of high-street stores, boutique shops, cafés, and restaurants. The area is rich in lifestyle offerings, from scenic canal walks and riverside trails to cultural events like food festivals and seasonal markets. Excellent transport links make commuting easy, with regular bus services nearby and quick road access to the M5 and Gloucester city centre.

## Useful Information

**Tenure:** Leasehold.

**Viewing arrangements:** Strictly by appointment through AJ Estate Agents.

**Fixtures and Fittings:** Some items mentioned within the sales particulars are included, all others are specifically excluded. They may be available by separate negotiation.

**Local Authorities:** Gloucester County Council. Council Tax Band B and EPC rating C

## Directions

Exit M5 at Junction 12 take the exit signposted for Gloucester (B4008), at the roundabout, take the exit onto the A38 heading north towards Gloucester. Continue on A38 for approximately 3.5 miles, passing through Quedgeley and continuing towards Gloucester. After passing the junction with Cole Avenue, turn right onto Spinnaker Road. Continue on Spinnaker Road, then turn left onto Hobbs Way, Flat 14 is denoted by pour for sale board [///city.heat.beam](http://city.heat.beam)



Approximate Gross Internal Area 772 sq ft - 72 sq m



Second Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            | 77      | 77        |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

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