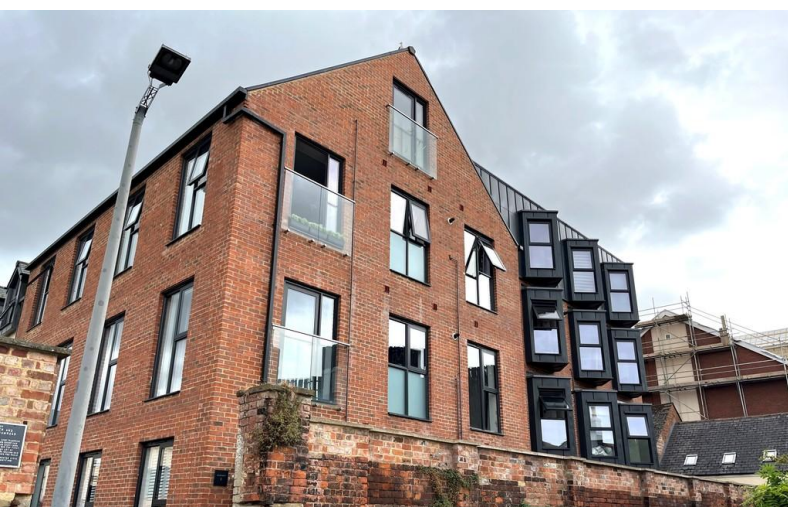


**FOR SALE**



## **Mariners Court, The Docks, Gloucester**

**2 Bedrooms, 1 Bathroom, Apartment**

**Asking Price Of £165,000**





- Edge of the Docks
- 2 Bedroom Flat
- Gate Parking
- Open Plan Living
- Gas Underfloor Heating
- Modern Fitments
- EPC B – Ctax C
- Good Location

#### DESCRIPTION

**PRICED TO SELL** - this fantastic apartment with gated parking is situated in the ever popular Mariners Court building on the edge of the Historic Gloucester Docks, this well presented 2 double bedroom apartment benefits from open plan living accommodation and a secure allocated parking space, the property is ideal for residential buyers and investors alike with a potential rental income of £1,100 pcm.

#### ENTRANCE HALL

Hallway benefits from secure intercom system, access is also provided to both bedrooms, bathroom and the open plan living area.

#### OPEN PLAN LIVING AREA

A good sized open plan living area with angles window facing to the side aspects., a stylish well fitted modern kitchen area boasts ample worktop and storage space, integrated appliances to include fridge, freezer, washing machine, dishwasher, hob and oven and lounge area.

#### BEDROOM 1

Double bedroom with built-in wardrobe and window facing to the rear aspect.

#### BEDROOM 2

Double bedroom with built-in wardrobe and window facing to the rear side aspect.

| Energy Efficiency Rating                    |   | Current                    | Potential                                                                           |
|---------------------------------------------|---|----------------------------|-------------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |   |                            |                                                                                     |
| (92+)                                       | A |                            |                                                                                     |
| (81-91)                                     | B | 83                         | 83                                                                                  |
| (69-80)                                     | C |                            |                                                                                     |
| (55-68)                                     | D |                            |                                                                                     |
| (39-54)                                     | E |                            |                                                                                     |
| (21-38)                                     | F |                            |                                                                                     |
| (1-20)                                      | G |                            |                                                                                     |
| Not energy efficient - higher running costs |   |                            |                                                                                     |
| England & Wales                             |   | EU Directive<br>2002/91/EC |  |



### SHOWER ROOM

Modern white suite shower room comprising of w.c, wash hand basin, heated towel rail and walk-in shower cubicle.

### OUTSIDE

Fob entry provides access through the electric gates to the secure parking area where an allocated parking space for the apartment with secure communal cycle shed.

### SRVICE CHARGES/LEASE

Leasehold approx 119 years remaining  
Service charge of £1,900.98 per annum  
Ground rent of £150 per annum is payable to the management company Ash & Co. Service charges are reviewed annually whilst ground rent is fixed until January 2029. Charges are paid in half yearly instalments. Information correct as of time of marketing

Gloucester City Council - Tax Band C (£1,990.01 per annum) 2025/2026

Electricity supply: Mains.

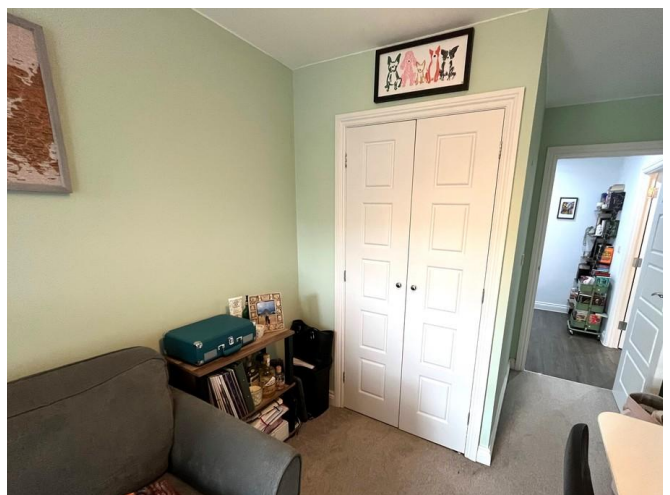
Water supply: Mains.

Sewerage: Mains.

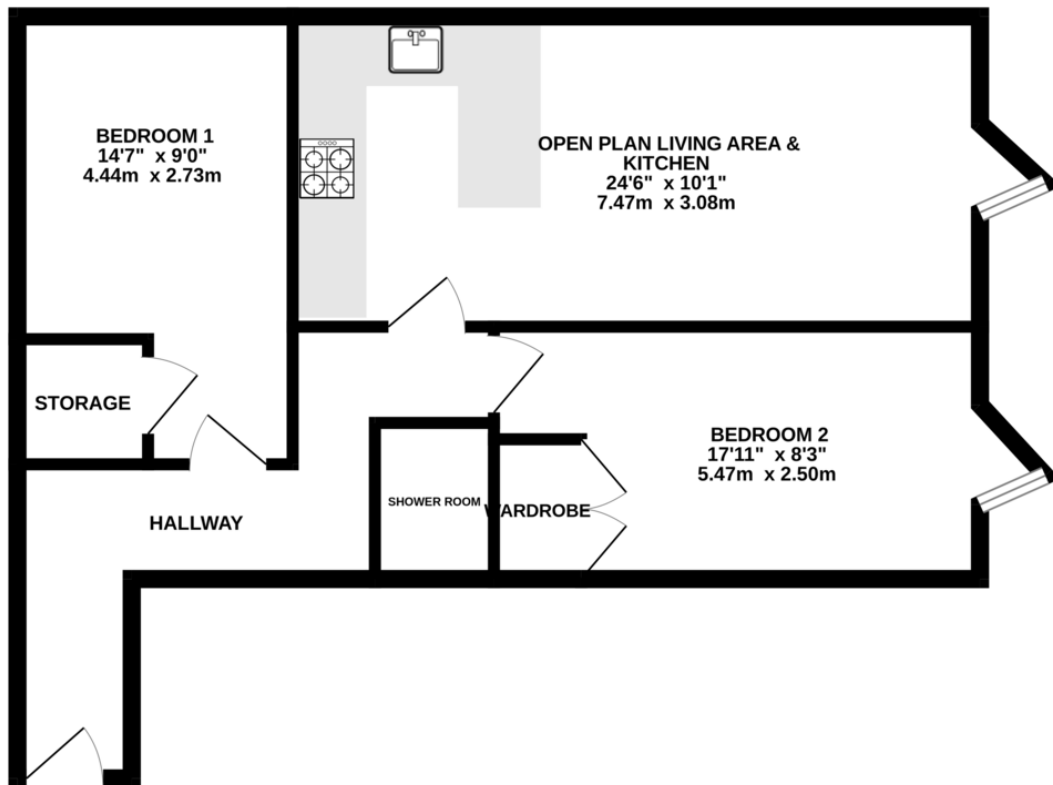
Heating: Gas central heating. Underfloor heating throughout the apartment.

Broadband speed: Basic 18 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps download speed.

Mobile phone coverage: Three, O2, Vodafone.



GROUND FLOOR  
604 sq.ft. (56.1 sq.m.) approx.



TOTAL FLOOR AREA : 604 sq.ft. (56.1 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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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.