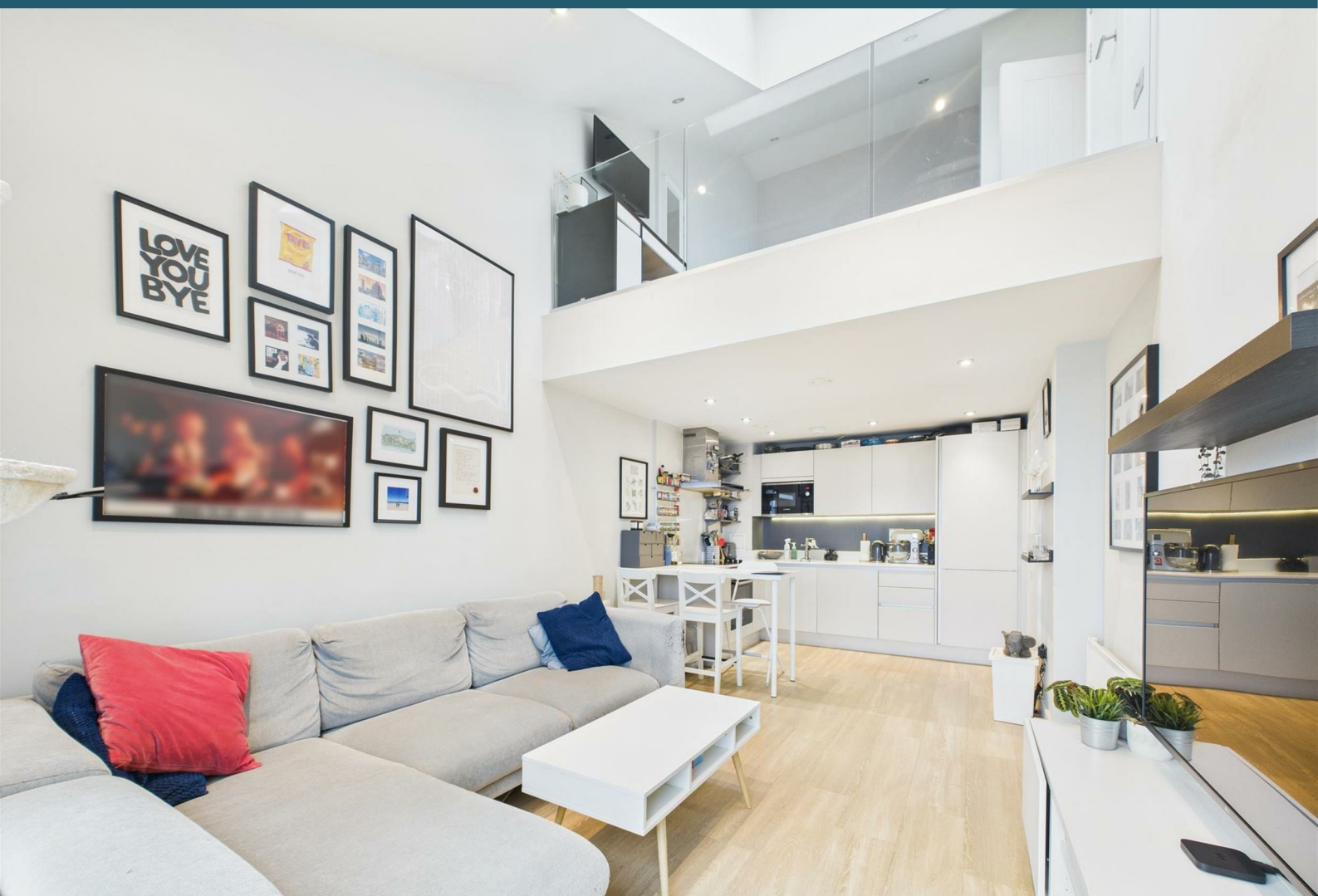




## 437 Provender Bakers Quay, St. Ann Way

Gloucester, GL1 5BQ

**Offers in excess of £270,000**



We are delighted to offer this beautifully presented two-bedroom duplex apartment, perfectly positioned on the fourth floor of the highly sought-after Provender development. Enjoying a south-facing aspect with a private balcony, this property combines modern luxury with an enviable location on the edge of the historic Gloucester Docks.

This exceptional apartment offers the best of modern dockside living, appealing to both residential buyers and investors alike, with an estimated rental income of approximately £1,300 per calendar month.



### Communal Entrance Foyer

Approached via private double doors, power, lighting, stairs & lifts to all floors.

### Entrance Hallway

A welcoming entrance hallway providing access to a useful built-in utility cupboard located beneath the stairwell, offering plumbing for an automatic washing machine and additional storage space. Doors lead to one of the bedrooms, the main living area, and the stairwell rising to the first floor.

### Open Plan Kitchen/ Lounge/Diner

This beautifully designed open plan space offers a comfortable lounge and dining area, ideal for relaxing or entertaining. Sliding doors open onto a spacious private balcony, providing far-reaching views over the canal.

The kitchen area is well-appointed with ample worktop and storage space, complemented by a range of integrated appliances including a hob, oven, fridge, freezer, and dishwasher — combining style and practicality for modern living.

### Bedroom 1

A well-proportioned double bedroom featuring a window overlooking the rear aspect and built-in double wardrobes providing excellent storage space. The room also benefits from direct access to a contemporary en-suite shower room, offering both comfort and convenience.

### En-Suite

Fitted with a modern white suite comprising a shower cubicle, wash hand basin, and low-level W.C. The room is completed with a heated towel rail and contemporary tiling, creating a clean and stylish finish.

### Landing

The landing provides access to the second bedroom and family bathroom, with the added benefit of convenient storage space located above the stairwell.

### Bedroom 2

Situated on the mezzanine level, this versatile space is ideal as a second double bedroom or additional living area, overlooking the lounge below. Velux windows flood the room with natural light, while a walk-in wardrobe at the rear provides ample storage and houses the combi boiler.

### Bathroom

Fitted with a contemporary white suite, this family bathroom comprises a bath, wash hand basin, and low-level W.C., complemented by a heated towel rail. Modern finishes create a clean, stylish, and functional space.

### Exterior & Parking

The property benefits from communal parking at the front of the building, with an additional secure parking space conveniently located near Costa. Outdoors, there is also a pleasant seating area on the edge of the canal, perfect for relaxing and enjoying the waterside setting.

### Tenure & Charges

Leasehold- 200 year lease from January 2018. ( 193 years left)

Ground Rent- £300 per annum.

Annual Service Charge- £1932.00.

Management Company- Bruton Knowles

EWS1 Form granted 17th April 2025.

### Local Authority

Gloucester City Council- Band C

### Services

Mains water, gas, electricity & drainage.

### 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.



| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   | 86      | 86                      |
| (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 2002/91/EC |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |                         |
|-----------------------------------------------------------------|---------|-------------------------|
|                                                                 | Current | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |                         |
| (92 plus) A                                                     |         |                         |
| (81-91) B                                                       |         |                         |
| (69-80) C                                                       |         |                         |
| (55-68) D                                                       |         |                         |
| (39-54) E                                                       |         |                         |
| (21-38) F                                                       |         |                         |
| (1-20) G                                                        |         |                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |                         |
| England & Wales                                                 |         | EU Directive 2002/91/EC |

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 firm's 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.

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