



**Albion House 77 Southgate Street, Gloucester GL1 1UJ**

**£180,000**



## Albion House 77 Southgate Street, Gloucester GL1 1UJ

- No onward chain
- Spacious two double bedroom penthouse apartment
- Grade II listed building of Albion house
- Secure allocated parking space to the rear
- Views over Gloucester Docks to the front & towards Robinswood Hill to the rear
- Potential rental income of £950 pcm
- EPC rating C69
- Gloucester City Council - Tax Band A (£1,361.56 per annum)

**£180,000**

### Entrance Hallway

Spacious hallway, with secure intercom system and window overlooking the rear aspect, provides access to both bedrooms, family bathroom and living area.

### Lounge

The light and airy lounge area benefits from an abundance of natural light from the windows to the front and side aspects offering views over the Historic Gloucester Docks. The room allows for both lounge and dining areas if required whilst opening through to the modern fitted kitchen.

### Kitchen

The kitchen area benefits from ample worktop and storage space with integrated appliances to include electric hob, electric oven, fridge and automatic washing machine. Additional window provides further views over the Docks.

### Bedroom One

Double bedroom with window overlooking the front aspect and providing access to an en-suite shower room.

### En-Suite

The modern white suite shower room comprises of w.c, wash hand basin, heated towel rail and shower cubicle.

### Bedroom Two

Double bedroom with window overlooking the front aspect.

### Shower Room

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

### Outside

Accessed via secure fob entry system to the side of the building, the property benefits from an allocated parking space to the rear. Additional gate to the other side of the building is secured with key pad entry system providing pedestrian access.

### Location

Situated on the periphery of the Gloucester docks, the Albion House development offers the benefit of the Gloucester Quays designer outlet centre offering an outstanding mix of high street and designer labels, with an array of eateries and waterfront bars. Moving into the City, half a mile away, you will find the historic Gloucester Cathedral and a number of independent shops and boutiques. Gloucester bus station provides regular services to all surrounding suburbs whilst the train station provides direct lines to London Paddington.

### Local Authority, Services & Tenure

Gloucester City Council - Tax Band A (£1,361.56 per annum).  
Mains electric, water and drainage are connected to the property.  
Grade II listed building.  
Leasehold property with 119 years remaining as of 1st October 2022. Ground rent of £90 per annum and service charge of £1,500 per annum all payable to the management company Ash & Co.  
\*Information correct as of 6/6/23\*



Unit C Barge Arm East, Gloucester Docks, GL1 2DQ

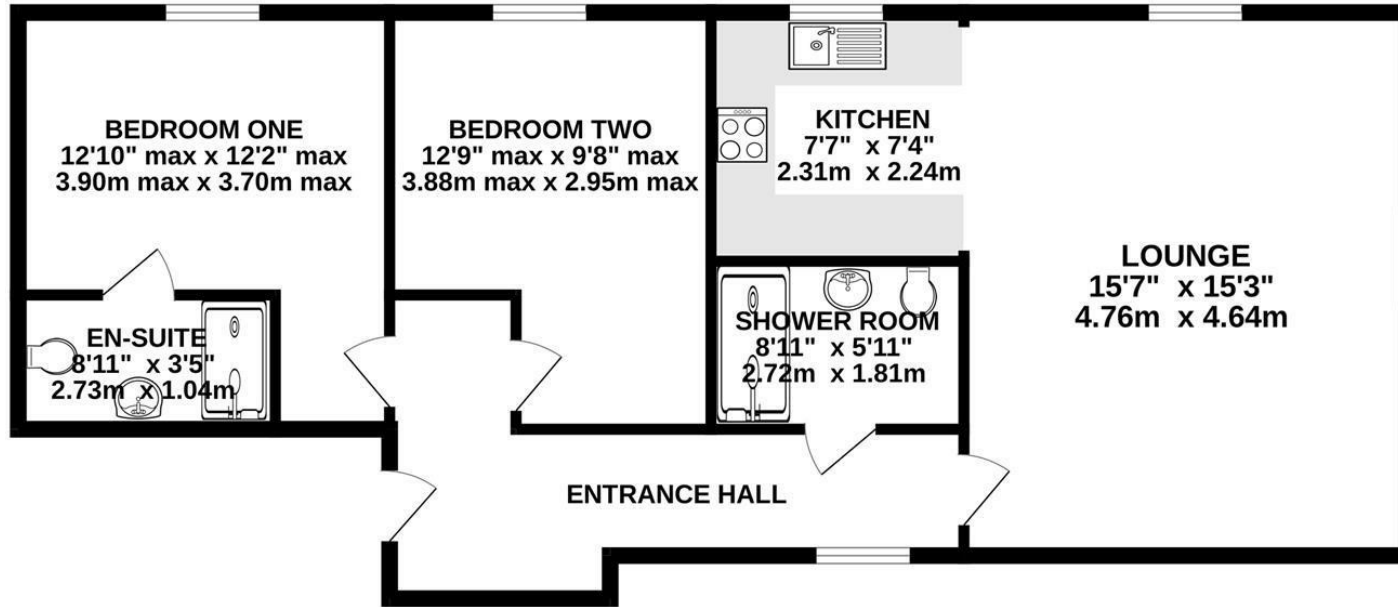
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TOP FLOOR  
895 sq.ft. (83.1 sq.m.) approx.



TOTAL FLOOR AREA : 895 sq.ft. (83.1 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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