



South Point, Gloucester Docks GL1 2LE

£160,000



South Point, Gloucester Docks GL1 2LE

• No onward chain • One double bedroom apartment • Generous sized living accommodation & spacious balcony • Secure allocated parking • EPC Rating C78 • Potential rental income of £825 pcm • Gloucester City Council - Tax Band B (£1,588.49 per annum)

£160,000

Entrance Hallway

Entrance hall provides access to the bedroom, bathroom and open plan living area.

Kitchen/Lounge

The kitchen itself benefits from a multitude of integrated appliances to include hob, oven, fridge, freezer, microwave and dishwasher. Spacious living area opens to the balcony via sliding doors with ample space for seating again benefiting from views towards May Hill.

Bedroom

Spacious double bedroom with built-in wardrobe overlooking the rear aspect.

Bathroom

White suite bathroom comprising of w.c, wash hand basin and bath with shower attachment over.

Location

Located in Gloucester Docks the modern and highly sought after apartment block benefits

quieter location whilst offering the highlights of the Docks lifestyle. To the south of the main docks area is the Gloucester Quays designer outlet centre, which has an outstanding mix of high street and designer labels, with an array of eateries and waterfront bars. Moving into the historic City, you will find Gloucester Cathedral and a number of independent shops and boutiques, the newly renovated bus station providing regular services to all surrounding suburbs, alongside a direct line to London Paddington from the train station a short 1.5 miles distance away.

Local Authority, Services & Tenure

Gloucester City Council - Tax Band B (£1,515.45 per annum).

Mains water, drainage and electric are connected to the property.

Leasehold with 72 years remaining on the lease. Ground rent of £250.00 per annum and service charge of £2,124 per annum. Charges are reviewed annually.

Information correct as of 25/08/2023



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GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of plan, sections, elevations and any other drawings are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for identification purposes only and should be used in such by only prospective purchasers. The building systems and appliances shown here are not tested and no guarantee is given for their operation or efficiency (as far as given).
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