



**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.

### Material Information

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\*

Local authority and rates: Gloucester City Council - Tax Band B (£1,515.45 per annum).

Electricity supply: Mains

Heating: Electric heating

Water supply: Mains

Sewerage: Mains

Broadband speed: Standard 18 Mbps, Superfast 80 Mbps, Highest available download speed

Mobile phone coverage: Openreach



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GROUND FLOOR



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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