



Barge Arm, Gloucester Docks GL1 2DN
£205,000



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• Two Double Bedrooms • Open Plan Kitchen/ Living Area • En-Suite Shower Room • Secure Allocated Parking • Gas Central Heating • Potential Rental Income Of £950 pcm • EPC rating C80 • Gloucester City Council - Tax Band C (£1,815.41 per annum)

£205,000

Entrance Hallway

Spacious entrance hallway benefits from two built-in storage cupboards, one houses the combi boiler whilst the other provides plumbing for an automatic washing machine, and provides access to both bedrooms, bath and the living area.

Lounge / Kitchen

The light and airy open plan living area provides convenient space for lounge and dining areas with views overlooking the Mariners Square and water views over the Victoria basin from the large windows. The kitchen area benefits from ample worktop and space with integrated appliances to include four ring gas hob, electric oven, fridge, freezer and dishwasher.

Bedroom One

Double bedroom with views over the inlet canal and Mariners Square as well as access to an en-suite shower room.

En-Suite

White suite shower room comprising of w.c, wash hand basin and shower cubicle.

Bedroom Two

Double bedroom with further views over the Mariners Square and Victoria basin.

Bathroom

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

Outside

An allocated parking space for the apartment is secured in the gated complex within the Barge Arm East building a short

walk from the apartment. The building is accessed via keyless fob entry system where stairs and lift grant access to the first floor where the apartment is located.

Location

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 City, you will find Gloucester Cathedral and a number of independent shops and boutiques. Gloucester bus station provides regular services to all surrounding suburbs. The train station is approximately 1.5 miles away and offers direct lines to London.

Local Authority, Services & Tenure

Gloucester City Council - Tax Band C (£1,815.41 per annum).

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

Tenure - Leasehold of 200 years (less 20 days) from 1st January 1992. Managed by Ash & Co at an approximate charge of £2,559.20 per annum for year ending 2023. (Part covers normal shared building maintenance, management and insurances; just over 40% covers Docks Service Charge (DSC) including security, CCTV, cleaning and maintenance for the private Docks estate, operated by GDECL).

Information correct as of 30/8/23

Agents Note

Please note the photos shown were taken prior to the current tenancy



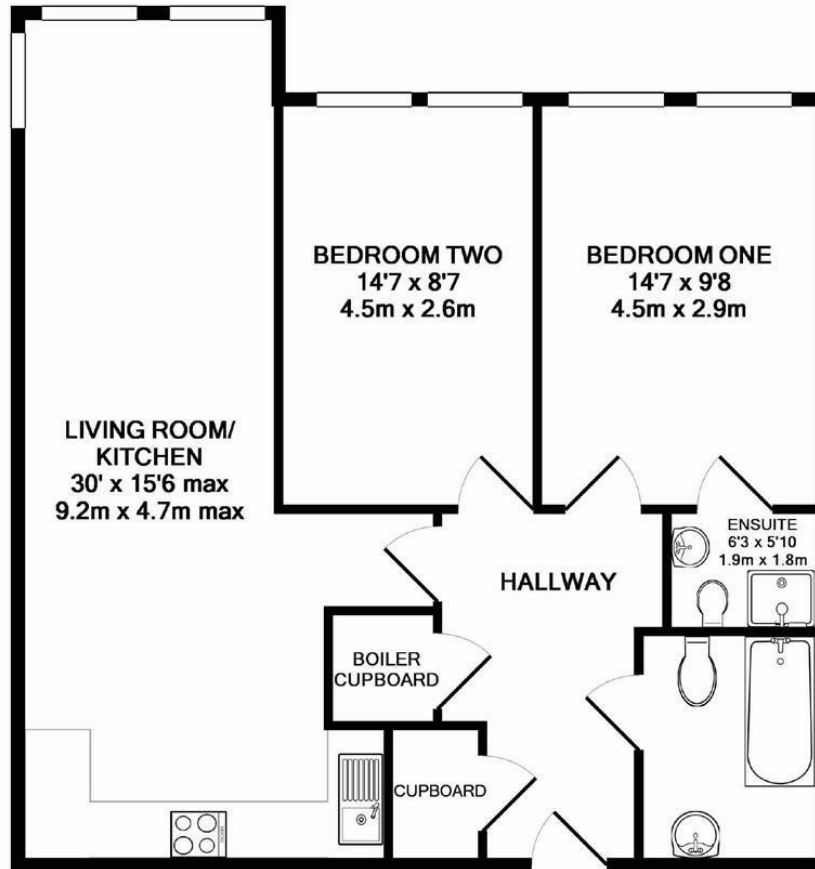
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TOTAL APPROX. FLOOR AREA 777 SQ.FT. (72.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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