



**Barge Arm, Gloucester Docks GL1 2DN**  
**£210,000**





## Barge Arm, Gloucester Docks GL1 2DN

• Two double bedroom apartment • Flexible living accommodation • Secure allocated parking space • Waterside views over the inlet canal • Immaculately presented throughout • Potential rental income of £995pcm • EPC rating 76C • Gloucester City Council - Tax Band C (£1900.50 per annum 2024/2025)



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

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www.naylorpowell.com

**£210,000**

### Entrance Hall

Spacious entrance hallway with carpeted flooring provides access to two built-in storage cupboards, one offering plumbing for an automatic washing machine, as well as both bedrooms, family bathroom and lounge.

### Living Area / Kitchen

The light and airy open plan living area provides convenient space for lounge and dining areas with views overlooking the Orchard square and water views over the canal inlet from the large south facing 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 Orchard 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 inlet canal and main water basin.

### Bathroom

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

### 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.

### Material Information

Tenure: Leasehold of 200 years (less 20 days) from 1st January 1992. Managed by Ash & Co at an approximate charge of £2623.26 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 26/10/23\*

Local authority and rates: Gloucester City Council - Tax Band C (£1900.50 per annum 2024/2025)

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

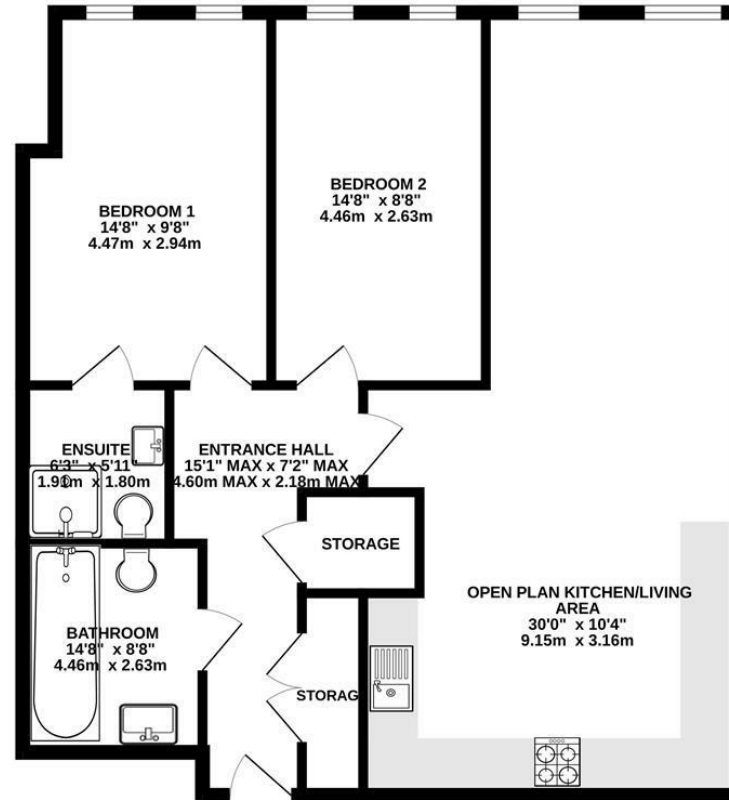
Heating: Gas Central Heating

Broadband speed: Basic 17 Mbps, Superfast 80Mbps, Ultrafast 1000 Mbps- Highest available download speed

Mobile phone coverage: Three , O2



GROUND FLOOR  
859 sq.ft. (79.8 sq.m.) approx.



TOTAL FLOOR AREA : 859 sq.ft. (79.8 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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Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
192-210k	A		
181-191k	B		
169-180k	C	76	77
155-168k	D		
139-154k	E		
121-138k	F		
11-20k	G		
All energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	





