



**Lock Warehouse, Gloucester Docks GL1 2GA**

**£145,000**



## Lock Warehouse, Gloucester Docks GL1 2GA

• No onward chain • One double bedroom characterful apartment • Open plan kitchen & living accommodation • Allocated parking space • Current rental income of £725 pcm • EPC rating TBC • Gloucester City Council - Tax Band B (£1,588.49 per annum)

**£145,000**

### Entrance Hallway

Spacious L-shaped hallway provides access to a built-in storage cupboard as well as the bedroom, bathroom and living area.

### Kitchen / Living Area

The open plan space boasts an array of characterful features including exposed brickwork and beams. Convenient lounge space is provided whilst the kitchen provides ample worktop and storage space with integrated appliances to include fridge, freezer, hob, oven and dishwasher. Windows overlook the canal as well as offering views towards May Hill.

### Bedroom

Double bedroom continues to provide the characterful features with window overlooking the canal.

### Bathroom

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

### Outside

An allocated parking space within the Castlemeads car park completes the property with potential to obtain a permit for an extra space if required.

### 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 within 1.5 miles and offers direct lines to London. An allocated parking space completes the property with potential to obtain a permit for an extra space if required.

### Local Authority, Services & Tenure

Gloucester City Council - Tax Band B (£1,588.49 per annum).

Mains water, drainage and electric.

Leasehold - 199 years from 2013. Management Company: Y&Y Management Ltd. Avon House, 2 Timberwharf Road, London, N16 6DB

Annual ground rent £264.82. Annual service charge £2,301.73 Annual car park service charge £831.15. These charges are the charges from 1st January 2024.

\*Information correct as of 29/11/2023\*

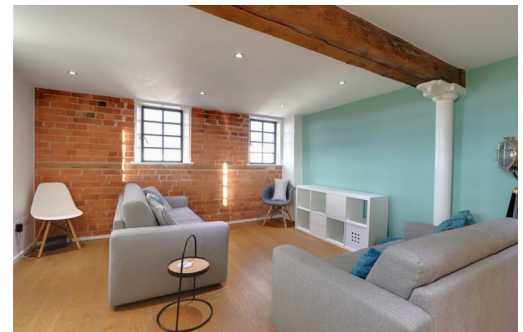


Unit C Barge Arm East, Gloucester Docks, GL1 2DQ

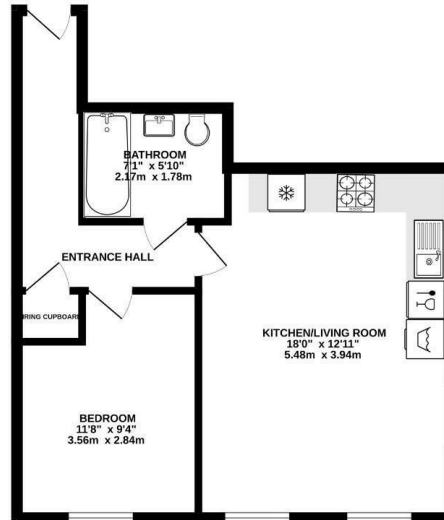
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GROUND FLOOR  
450 sq.ft. (41.8 sq.m.) approx.



TOTAL FLOOR AREA: 450 sq.ft. (41.8 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of plots, distances, heights and any other particulars are approximate and no responsibility is taken for any inaccuracy or misstatement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The various options and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made and kept in Scotland.

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