



**Vinings Warehouse, Gloucester Docks GL1 2EG**

**£180,000**





## Vinings Warehouse, Gloucester Docks GL1 2EG

- Two bedroom docks apartment with en-suite to master
- Characterful features throughout
- Open plan living accommodation with integrated appliances
- Secure allocated parking space
- Potential rental income of £1,100pcm
- EPC rating D64
- Gloucester City Council - Tax Band C (£1,990.01 per annum) 2025/2026

**£180,000**



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

**01452 398010**

**docks@naylorpowell.com**

**www.naylorpowell.com**

### Entrance Hallway

Spacious entrance hall which benefits from a large utility cupboard with plumbing for an automatic washing machine and additional space for storage. Access is provided from the hallway to both double bedrooms, bathroom and living area.

### Kitchen / Lounge

Completing the internal specification of the property, is a light and airy open plan kitchen and living room with a Juliette balcony overlooking the main basin of the Historic Gloucester Docks. The kitchen boasts convenient sized breakfast bar alongside integrated appliances to include electric hob, oven, dishwasher, fridge and freezer.

### Bedroom One

Double bedroom with windows overlooking the water basin. Access is provided to the En-Suite.

### En-Suite

White en-suite shower room comprising of w.c, wash hand basin and walk-in shower cubicle.

### Bedroom Two

Double bedroom with windows overlooking the water basin.

### Bathroom

Modern white suite bathroom comprising of w.c, wash hand basin, heated towel rail and bath with shower 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 itself.

### 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.

### Material Information

Tenure: Leasehold

Local Authority and Rates: Gloucester City Council - Tax Band C (£1,990.01 per annum) 2025/2026

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Electric

Broadband speed: Standard 17Mbps, Superfast 80Mbps

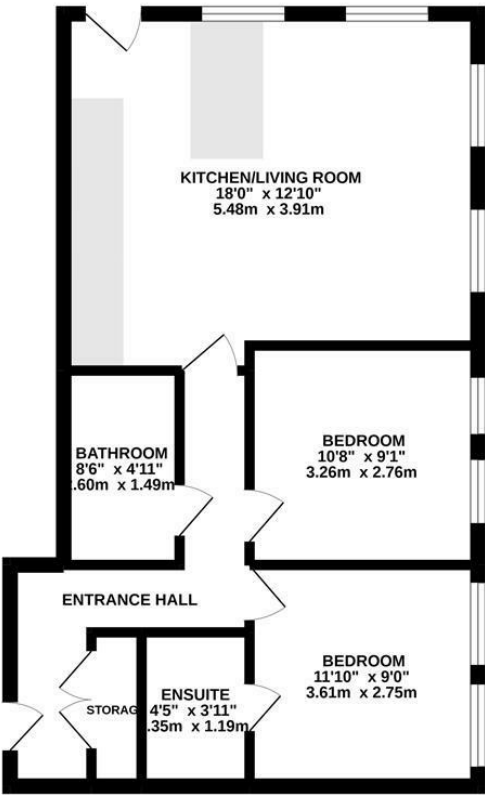
Mobile phone coverage: Openreach, Virgin Media

Leasehold of 200 years (less 20 days) from 01/01/1992, managed by Ash & Co at a charge of £228.47 per calendar month (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 10/01/2024\*



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.  
Made with Metropix v3.022

Disclaimer: These particulars do not form part of any contract and no responsibility is accepted for any errors or omissions in any statement made, whether verbally or written for or on behalf of Naylor Powell.

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.

