



Barge Arm, Gloucester Docks GL1 2DN
Offers In The Region Of £195,000



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- No onward chain
- Two double bedrooms with en-suite to master
- Secure allocated parking space
- Beautiful views across the Orchard Square through to the main water basin
- Open plan living and kitchen area with integrated appliances
- Potential rental income of £1,100 pcm
- EPC rating D65
- Gloucester City Council - Tax Band C (£1,815.41 per annum)



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

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Entrance Hallway

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.

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 access to the ground floor is provided 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.

Material Information

Tenure: Leasehold property of 200 years (less 20 days) from 01/01/1992 managed Ash & Co at a charge of approximately £2,623.26 per annum. 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. Charges are reviewed every year. *Information correct as of 20/2/24*

Local authority and rates: Gloucester City Council - Tax band C (£1,815.41 per annum).

Electricity supply: Mains

Heating: Gas central heating.

Water supply: Mains

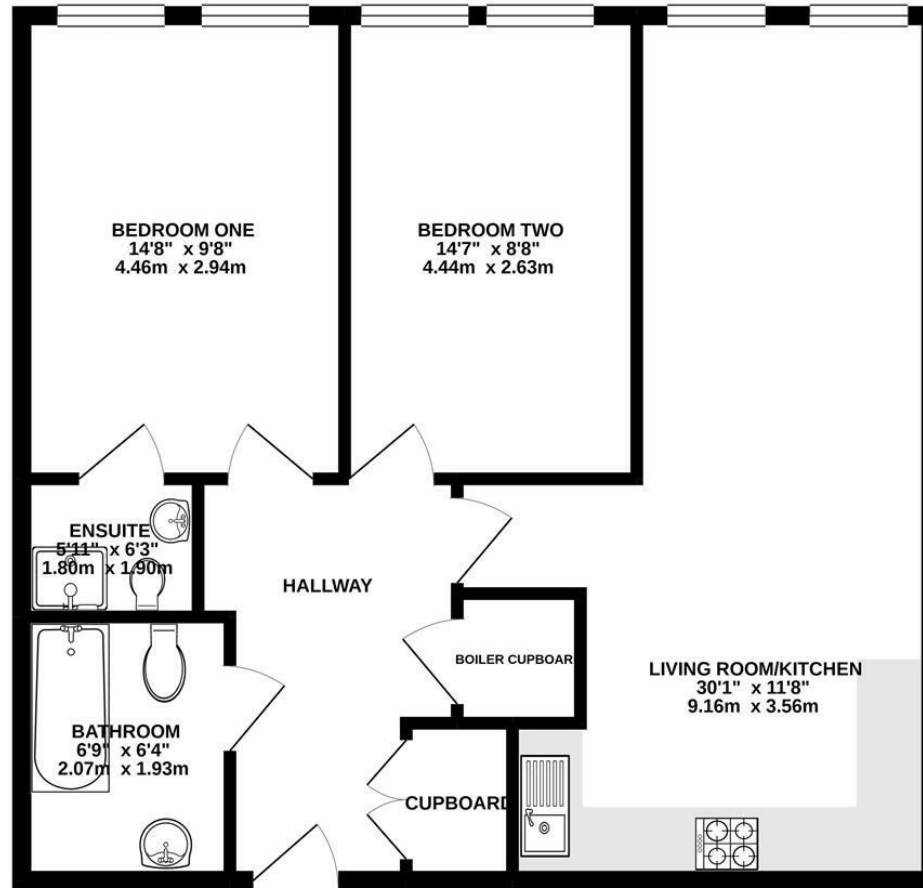
Sewerage: Mains

Broadband speed: Standard 17 Mbps, Superfast 80 Mbps,

Ultrafast 1000 Mbps - Highest available download speed.

Mobile phone coverage: EE, Vodafone, Three, O2.





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.

