



**Merchants Quay, Gloucester Docks GL1 2EW**  
**Offers Over £205,000**





# Merchants Quay, Gloucester Docks GL1 2EW

• No onward chain • Unique one/two double bedroom duplex apartment • Flexible living accommodation throughout • Waterside views across the main basin • Secure allocated parking space • Potential rental income of £950pcm • Investors only • EPC rating C79 • Gloucester City Council - Tax Band C (£1,990.01 per annum) 2025/2026



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

01452 398010

docks@naylorpowell.com

www.naylorpowell.com

## Offers Over £205,000

### Entrance Hallway

Spacious entrance hall benefits from a spacious storage cupboard and provides access to bedroom one, bathroom and the kitchen area.

### Bedroom One

Double bedroom with window facing to the front aspect of the property.

### Bathroom

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

### Kitchen / Living Area

The open plan kitchen and living area benefits from waterside views towards the Victoria basin. The kitchen area itself benefits from ample worktop and storage space with integrated appliances to include gas hob, electric oven, fridge and freezer. Stairwell provides access to the mezzanine area.

### Living Room / Bedroom Two

The mezzanine area overlooks the kitchen & living area below. The area creates an ideal lounge area or second double bedroom if required. Velux window provides ample natural light with built-in storage space within the eaves.

### Outside

The gated secure entrance opens to the communal area of the Merchants Quay development with cycle racks provided alongside lift and stair access to the top floor. The apartment is complete with a secure allocated parking space located in the Barge Arm East development.

### Location

With views towards the main basin, Merchants Quay constructed in 2011 is an open air development situated in the heart of the historic Gloucester Docks. Transformed in recent years to become a sought after residential area, the popular destination holds developments throughout the year to include the Food Festival, Tall Ships Festival and the Victorian Christmas Market. There are a number of amenities on offer within Gloucester Quays Shopping Centre and the Leisure Quarter including a state of the art 10 screen cinema and a number of restaurants and bars.

### Material Information

Tenure: Leasehold with 185 years remaining on the lease. Managed by Ash & Co with an annual service charge of £2,373.84, split between building maintenance, management and insurance alongside the Docks Service Charge (DSC) to include the security, CCTV, cleaning and maintenance for the private Docks estate, operated by GDECL. No ground rent is payable. \*Information correct as of 21/2/24\*

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

Electricity supply: Mains

Heating: Gas central heating.

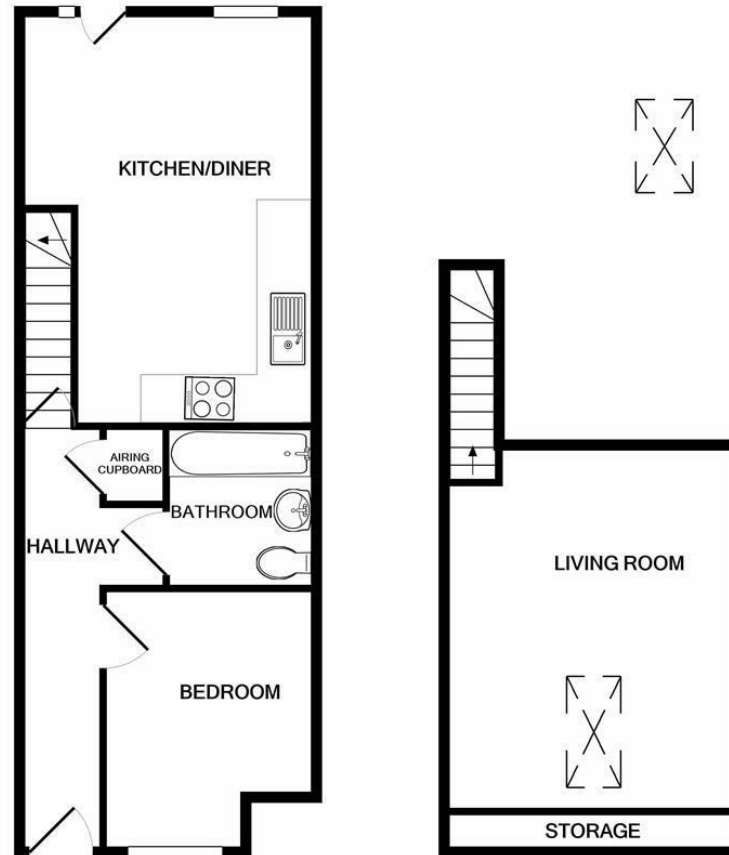
Water supply: Mains

Sewerage: Mains

Broadband speed: Basic 18 Mbps, Superfast 80 Mbps - Highest available download speed.

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





GROUND FLOOR  
APPROX. FLOOR  
AREA 468 SQ.FT.  
(43.5 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 249 SQ.FT.  
(23.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 718 SQ.FT. (66.7 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  
Made with Metropix ©2020

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		79	79
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	





