



Lock Warehouse, Gloucester Docks GL1 2GA
Offers Over £145,000



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• One bedroom fourth floor apartment • Characterful features including exposed brickwork & beams • Open plan living & kitchen living accommodation • Allocated off-road parking • Potential rental income of £825 pcm • EPC Rating TBC • Gloucester City Council - Tax Band A (£1,492.52 per annum) 2025/2026



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

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Entrance Hallway

Hallway provides access to a large built-in storage cupboard as well as access to the bedroom, bathroom and living area.

Lounge / Kitchen

The open plan space provides convenient space for lounge and dining areas with two windows overlooking the rear aspect providing views towards May Hill in the distance. The Paula Rosa style kitchen area itself boasts ample worktop and storage space alongside integrated appliances to include hob, oven, dishwasher, fridge and freezer.

Bedroom

Double bedroom with two windows overlooking the rear continuing to offer the views alongside built-in wardrobe.

Bathroom

White suite Porcelanosa family bathroom comprising of w.c, wash hand basin, heated mirror 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 a mile 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.

Material Information

Tenure: Leasehold property with 199 years from 2013. Management Company: Y&Y Management Ltd. Avon House, 2 Timberwharf Road, London, N16 6DB. Annual ground rent £252.04 payable every 6 months. Annual service charge £1733.56. Annual car park service charge £831.15. *Information correct as of 22/2/24*

Local authority and rates: Gloucester City Council - Tax Band A (£1,492.52 per annum) 2025/2026.

Electricity supply: Mains

Heating: Electric heating

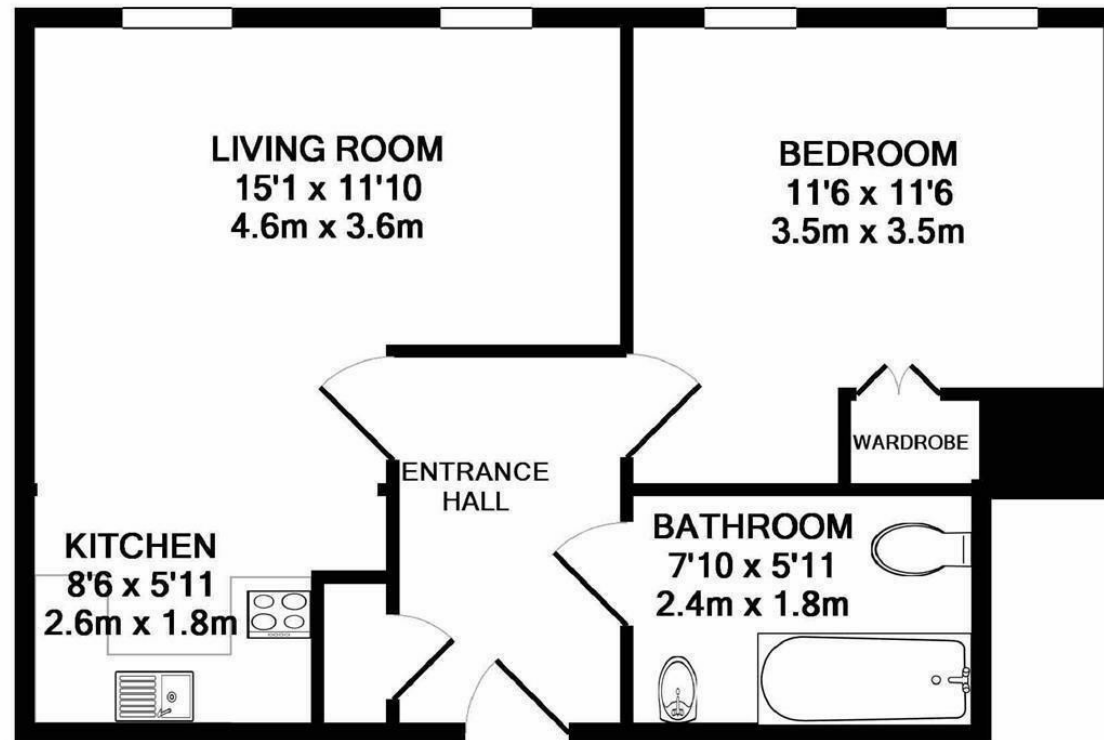
Water supply: Mains

Sewerage: Mains

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

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





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
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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 | | | |
| 82 (plus) A | | | |
| 81-81 B | | | |
| 69-60 C | | | |
| 55-40 D | | | |
| 39-34 E | | | |
| 21-16 F | | | |
| 1-0 G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |



