



Double Reynolds, Gloucester Docks GL1 2EN
Offers Over £210,000



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- Two double bedroom apartment with en-suite to master
- No onward chain
- Characterful features throughout
- Water views over the main basin
- Secure allocated parking & basement storage
- Potential rental income of £1,050 pcm
- EPC rating C80
- Gloucester City Council - Tax Band C (£1,815.41 per annum)



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

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Offers Over £210,000

Entrance Hallway

Spacious hallway with built-in storage cupboard with plumbing for an automatic washing machine. Access is provided to living area, both bedrooms and family bathroom. Character features with original pillars, exposed brick work and wooden beams continue throughout the apartment.

Lounge / Kitchen

The open plan room offers convenient space for lounge and dining areas with natural light streaming into the room via the two windows overlooking the main water basin. Ample worktop and storage space is offered in the kitchen area with integrated appliances to include fridge, freezer, dishwasher, electric hob and oven.

Bedroom One

Double bedroom with five windows offering views over the main water basin. Access is provided to the en-suite shower room.

En-Suite

White suite shower room comprising of w.c, wash and basin and shower cubicle.

Bedroom Two

Double bedroom with doors opening to the Juliet balcony overlooking the main water basin.

Bathroom

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

Outside

Secure basement storage space and communal bike storage located within the basement of the building. 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.

Location

To the south of the main docks area is the Gloucester Quays designer

outlet centre, a short half mile away, 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 public bus station and train station is within approximately 1 miles 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 £265.50 per 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. Charges are reviewed every year. *Information correct as of 4/1/24*

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

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

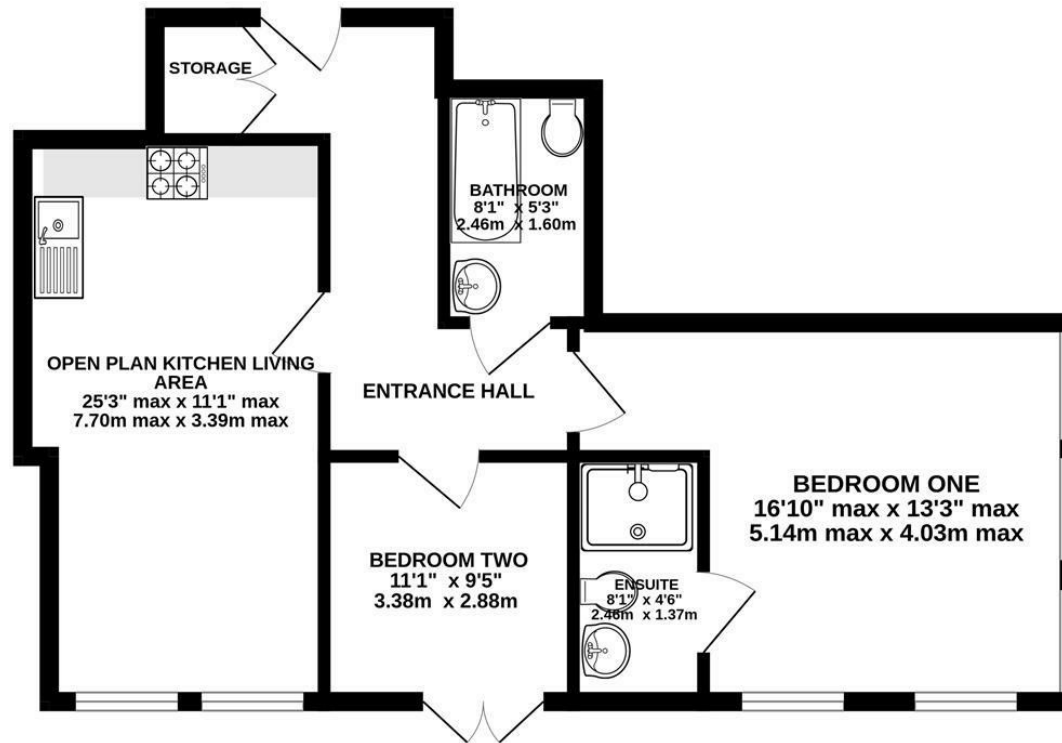
Heating: Electric

Broadband speed: Standard 17 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps - Highest available download speed.

Mobile phone coverage: EE



GROUND FLOOR
505 sq.ft. (46.9 sq.m.) approx.



TOTAL FLOOR AREA : 505 sq.ft. (46.9 sq.m.) approx.

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.
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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.

