



Lock Warehouse, Gloucester Docks GL1 2GA
£205,000



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- Two double bedroom characterful apartment with en-suite to master
- Open plan kitchen and living area
- Waterside views across the main water basin
- Allocated off-road parking space
- Potential rental income of £950 pcm
- EPC rating C74
- Gloucester City Council - Tax Band C (£1,900.50 per annum)

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

£205,000

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Entrance Hallway

Spacious entrance hall benefits from characterful features such as original wooden beams and poles which continue throughout the apartment. Access is provided to both bedrooms, family bathroom and to the living area.

Living Room / Kitchen

The open plan room offers convenient space for a living area and potential for a dining area if required. The kitchen itself boasts ample worktop and storage space with integrated appliances to include hob, oven, dishwasher, fridge and freezer as well as plumbing for an automatic washing machine. Four windows provide an abundance of natural light into the room whilst offering views down the canal and across the main water basin.

Bedroom One

Double bedroom with windows overlooking the main water basin and access provided to the en-suite shower room.

En-Suite

White suite shower room comprising of w.c, wash hand basin, shower cubicle and built-in storage cupboard. Window overlooks the front aspect.

Bedroom Two

Double bedroom with window overlooking the main water basin.

Bathroom

White suite bathroom comprising of w.c, wash hand basin 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 of £378 payable in half yearly instalments. Annual service charge £2,889.85. Annual car park service charge £831.15. *Information correct as of 25/3/24*

Local authority and rates: Gloucester City Council - Tax Band C (£1,900.50 per annum).

Electricity supply: Mains

Heating: Electric heating

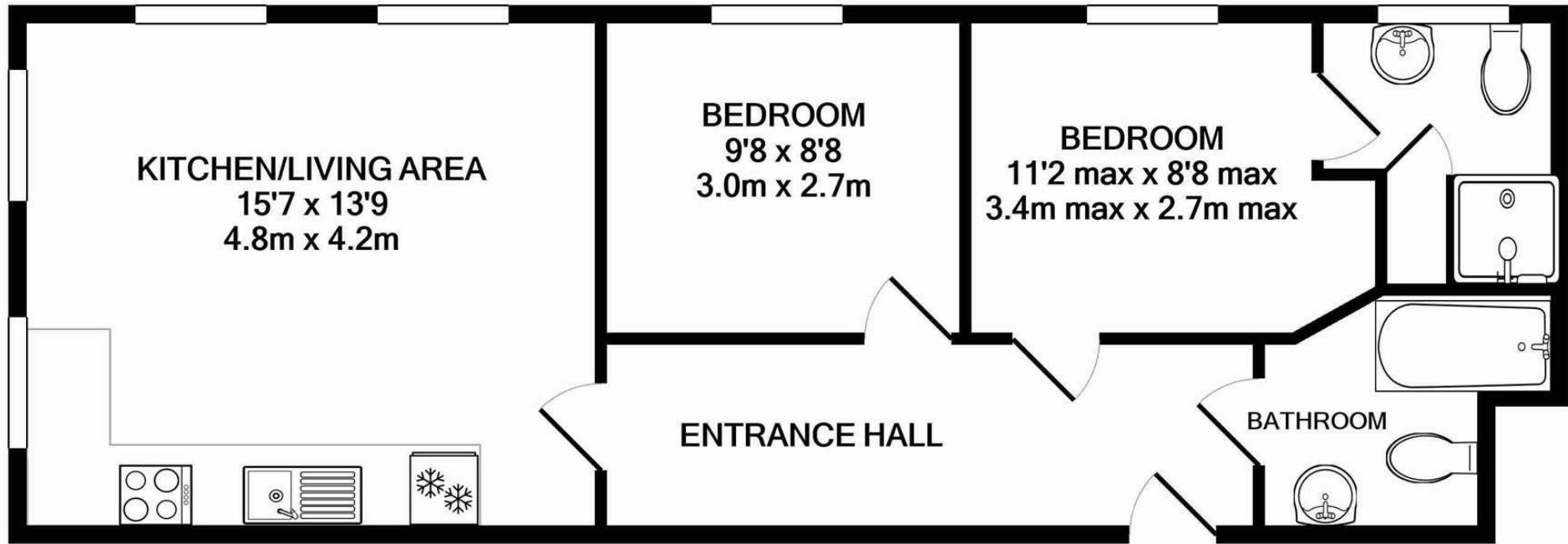
Water supply: Mains

Sewerage: Mains

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

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





TOTAL APPROX. FLOOR AREA 570 SQ.FT. (52.9 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

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