



**Double Reynolds, Gloucester Docks GL1 2EN**

**£214,000**



## Double Reynolds, Gloucester Docks GL1 2EN

• No onward chain • Two double bedroom characterful apartment • Flexible and spacious open plan living accommodation • Views across the Mariners Square • Secure allocated off-road parking space • Secure basement storage unit • Potential rental income of £1,100 pcm • EPC rating TBC • Gloucester City Council - Tax Band C (£1,900.50 per annum)

**£214,000**

### Entrance Hallway

Spacious entrance hallway offers convenient space for additional storage if required whilst providing access to a utility cupboard, with plumbing for an automatic washing machine, both bedrooms, family bathroom and to the living area.

### Living Room / Kitchen

The open plan room benefits from convenient space for both living and dining areas with windows offering through across the Mariners Square. The kitchen itself offers ample worktop and storage space with integrated appliances to include fridge, freezer, hob, oven and dishwasher.

### Bedroom One

Double bedroom, offering further views across the Mariners Square, with access provided to the en-suite shower room.

### En-Suite

White suite shower room comprising of shower cubicle, w.c, wash hand basin and heated towel rail.

### Bedroom Two

Double bedroom with further views across Mariners Square.

### Bathroom

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

### 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 3/4/24\*

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



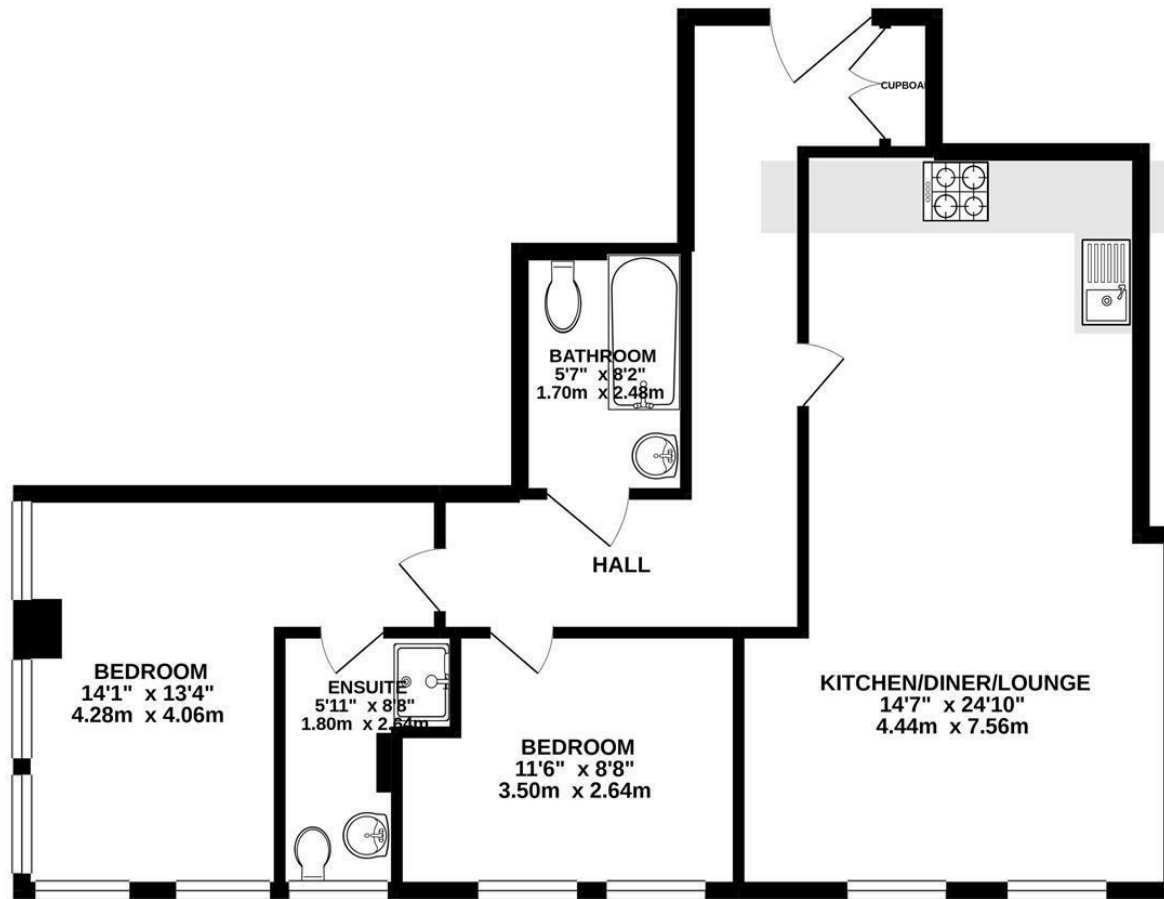
Unit C Barge Arm East, Gloucester Docks, GL1 2DQ

**01452 398010**

**docks@naylorpowell.com**

**www.naylorpowell.com**





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
192-210	A		
161-191	B		
129-160	C		
95-128	D		
62-94	E		
21-61	F		
1-20	G		

All energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC



