



**Biddle & Shipton, Gloucester Docks GL1 2BY**  
**£166,500**





## Biddle & Shipton, Gloucester Docks GL1 2BY

- One double bedroom fourth floor apartment
- Characterful features throughout with exposed beams & brickwork
- Generous open plan living accommodation
- Views towards the Mariners Square & Inlet Canal
- Potential rental income of £850 pcm
- EPC rating B82
- Gloucester City Council - Tax band B (£1,662.93 per annum 2024/2025)

**£166,500**

### Entrance Hallway

Spacious hallway provides access to a utility cupboard, with plumbing for an automatic washing machine and additional storage, bedroom, bathroom and open plan living area.

### Living Room / Kitchen

The generous open plan space offers convenient space for both living and dining areas with windows offering views towards the Mariners Square and the Inlet Canal. The kitchen area itself offers ample worktop and storage space with integrated appliances to include hob and oven as well as brand new fridge and freezer.

### Bedroom

Double bedroom with further views over the Mariners Square and Inlet Canal.

### Bathroom

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

### Outside

Accessed via code entry to the side of the building, the apartment is complete with basement storage below as well as a secure allocated parking space in the Barge Arm East complex.

### Location

Set in the heart of the highly sought after and historic Gloucester Docklands, the area provides an eclectic mix of both contemporary and period architecture overlooking various water basins and housing a mix of independent restaurants and bistros. The Gloucester Quays designer outlet

centre provides a mix of high street and designer labels, with an array of eateries and waterfront bars. A short mile walk into the City, you will find Gloucester Cathedral and a number of independent shops and boutiques. The recently renovated Gloucester bus station provides regular services to all surrounding suburbs whilst the train station is within a mile and offers direct lines to London making the area a firm favourite with working professionals.

### Material Information

Tenure: Leasehold property of 200 years (less 20 days) from 01/01/1992 managed Ash & Co at a charge of approximately £2,889.16 per annum. 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 02/10/24\*

Local authority and rates: Gloucester City Council - Tax band B (£1,662.93 per annum 2024/2025).

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, Vodafone, Three, O2.



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

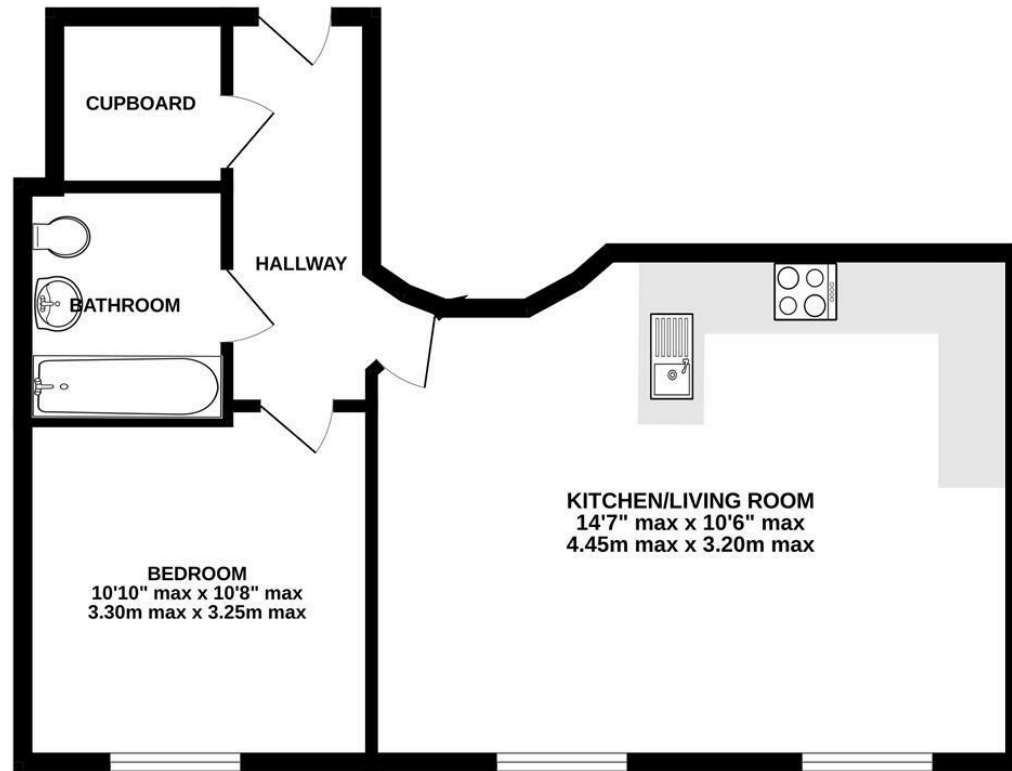
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# GROUND FLOOR



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