Biddle & Shipton, Gloucester Docks GL1 2BY

£160,000

naylor powell

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 (£1,741.26 per annum) 2025/2026

£160,000

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

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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 aswell 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.

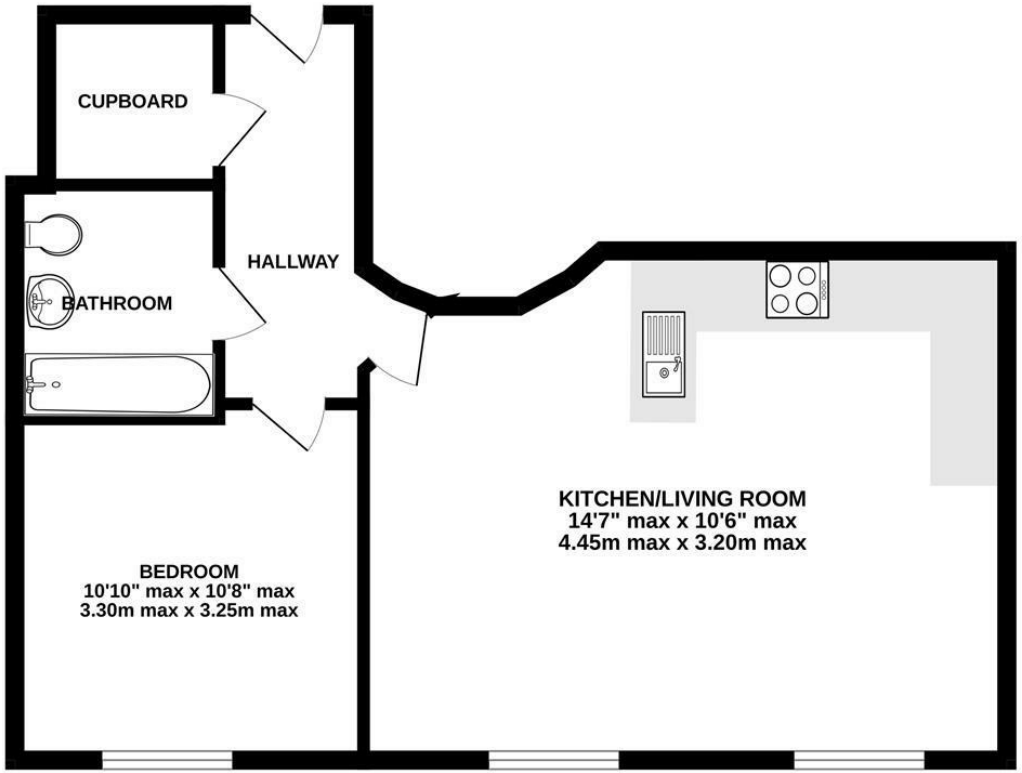
Outside
Accessed via code entry to the side of the building, the apartment is complete with basement storage below aswell as a secure allocated parking space in the Barge Arm East complex.

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 (£1,741.26 per annum) 2025/2026
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.

GROUND FLOOR



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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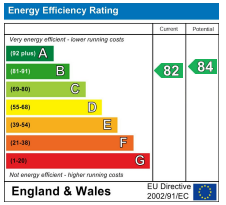
Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

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.



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