



**Barge Arm East, Gloucester Docks GL1 2DQ**

**£155,000**



## Barge Arm East, Gloucester Docks GL1 2DQ

- No onward chain
- One double bedroom apartment
- Secure allocated parking space
- Beautiful views across the Orchard Square through to the main water basin
- Open plan living and kitchen area with integrated appliances
- Potential rental income of £850 pcm
- EPC Rating C76
- Gloucester City Council - Tax Band B £1,662.93 per annum



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

01452 398010

docks@naylorpowell.com

www.naylorpowell.com

**£155,000**

### Entrance Hallway

Spacious entrance hallway provides access to two built-in storage cupboards, one offering plumbing for an automatic washing machine, as well as the bedroom, bathroom and open plan kitchen/living room.

### Kitchen/ Living Room

The light and airy open plan living area provides convenient space for lounge and dining areas with views overlooking the Orchard square and water views over the canal inlet from the large south facing windows. The kitchen area benefits from ample worktop and space with integrated appliances to include four ring gas hob, electric oven, fridge, freezer and dishwasher.

### Bedroom One

Double bedroom with views over the inlet canal and Orchard Square.

### Bathroom

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

### Outside

An allocated parking space for the apartment is secured in the gated complex within the Barge Arm East building. The building is accessed via keyless fob entry system where access to the apartment is located.

### 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 approximately 1.5 miles away and offers direct lines to London.

### Material Information

Tenure - Leasehold of 200 years (less 20 days) from 1st January 1992. Managed by Ash & Co at an approximate charge of £2,160.00 per annum for year ending 2023. (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).

\*Information correct as of 16/4/24\*

Council Tax Band: B

Local Authority and Rates: Gloucester City Council; £1662.93 per annum.

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

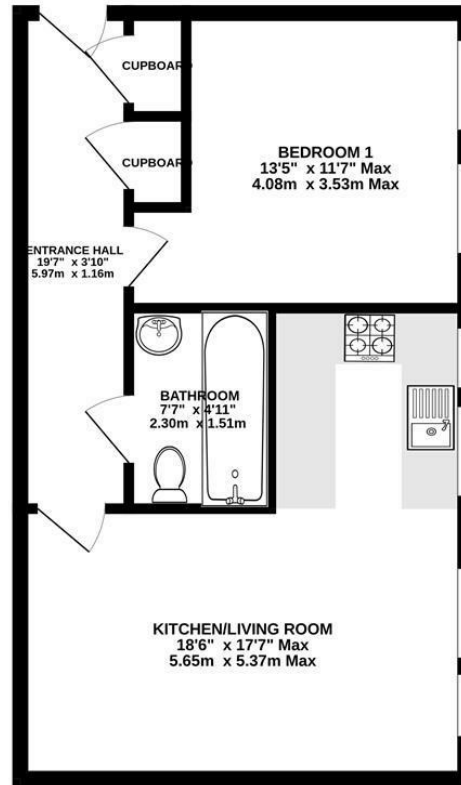
Heating: Electric

Broadband speed: Basic 17 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps.

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



GROUND FLOOR  
467 sq.ft. (43.4 sq.m.) approx.



TOTAL FLOOR AREA : 467 sq.ft. (43.4 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.  
Made with Metropex ©2024.

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.

