



Barge Arm, Gloucester Docks GL1 2DN

£169,950



Barge Arm, Gloucester Docks GL1 2DN

- No onward chain
- Rarely available one double bedroom top floor apartment
- Immaculately presented throughout
- Generous sized balcony accessed from the lounge
- Secure allocated parking space
- Potential rental income of £875 pcm
- EPC rating C79
- Gloucester City Council - Tax band B (£1,662.93 per annum)

£169,950

Entrance Hallway

Hallway provides access to the bedroom, bathroom living room and a built-in utility cupboard with plumbing for an automatic washing machine.

Living room / Kitchen

The light & airy open plan room offers a convenient space for a living area opening through to the kitchen. The kitchen area itself boasts ample worktop and storage space with integrated appliances to include four ring gas hob, electric oven, fridge with freezer compartment and dishwasher. Additional access is provided to the utility cupboard and access is also provided to the spacious balcony offering convenient outside space with views over the Victoria water basin and towards the Cathedral in the distance.

Bedroom

Double bedroom with window offering further views across the Victoria basin and towards the Cathedral.

Bathroom

Modern white suite 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 a short walk from the apartment. The building is accessed via keyless fob entry system where access to the ground floor is provided where 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 and short distance from the local Sainsbury's supermarket. Moving into the historic City, you will find Gloucester Cathedral and a number of independent shops and boutiques, the newly renovated bus station providing regular services to all surrounding suburbs, alongside a direct line to London Paddington from the train station a short 1.5 miles distance away.

Material Information

Tenure - Leasehold of 200 years (less 20 days) from 1st January 1992. Managed by Ash & Co at an approximate charge of £1,728.00 per annum for year ending 2024. (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 18/4/24

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

Electricity supply: Mains

Heating: Gas central heating.

Water supply: Mains

Sewerage: Mains

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

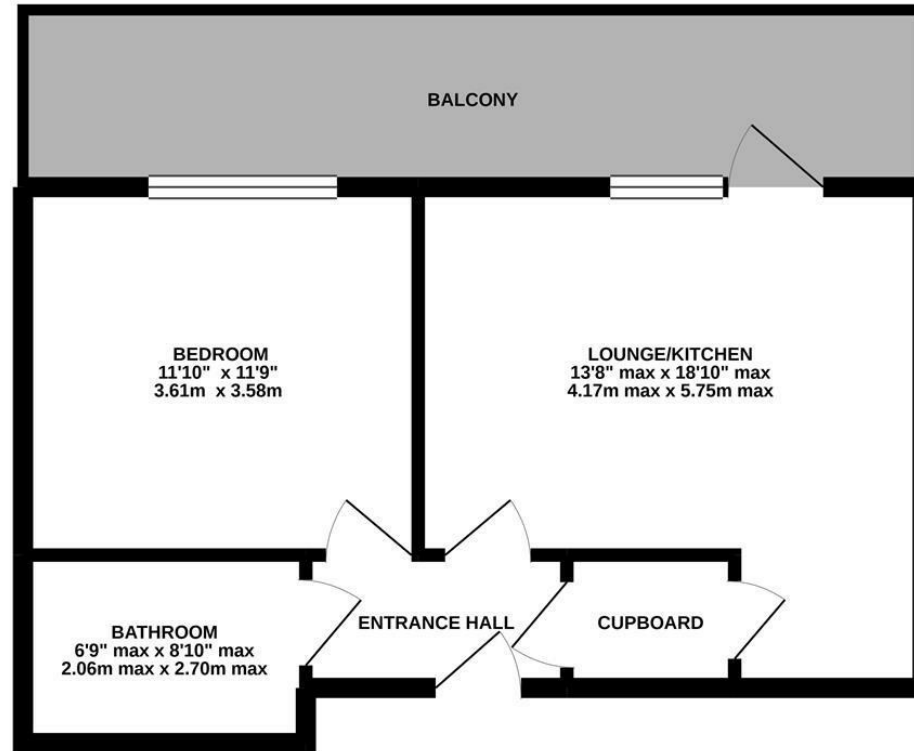
01452 398010

docks@naylorpowell.com

www.naylorpowell.com



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.
Made with Metropix ©2021

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.

