



## Vinings Warehouse, Gloucester Docks GL1 2EG

£156,000



## Vinings Warehouse, Gloucester Docks GL1 2EG

- No onward chain
- One bedroom characterful apartment
- Character features & exposed brickwork throughout
- Open plan kitchen & living accommodation
- Secure allocated parking space
- Current rental income of £750 pcm
- EPC rating D66
- Gloucester City Council - Tax band B (£1,662.93 per annum)

**£156,000**

### Entrance Hallway

Spacious hallway provides access to the living room, bedroom and bathroom as well as a utility cupboard with plumbing for an automatic washing machine.

### Living Room / Kitchen

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

### Bedroom

Double bedroom with windows overlooking the side aspect.

### Bathroom

White suite bathroom comprising of w.c, wash hand basin, bath with shower attachment over and two windows with frosted glass overlooking the side aspect.

### 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 £2,603.64 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 29/04/24\*

Local authority and rates: Gloucester City Council - Tax band B (£1,662.93 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, Vodafone, Three, O2.

### Agents Note

Please note the marketing photos were taken prior to the current tenants occupying the apartment.



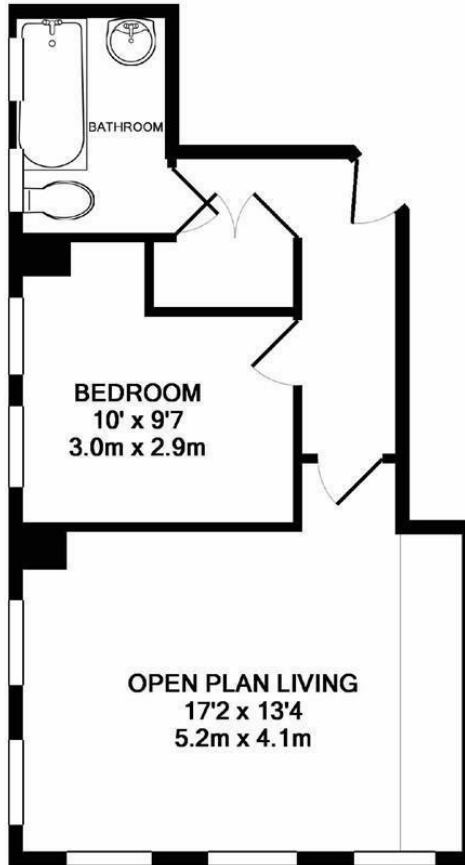
Unit C Barge Arm East, Gloucester Docks, GL1 2DQ

**01452 398010**

**docks@naylorpowell.com**

**www.naylorpowell.com**





TOTAL APPROX. FLOOR AREA 370 SQ.FT. (34.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 ©2018

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.

