



**Mariners Court, Gloucester Docks GL1 2EH**  
**£195,000**



## Mariners Court, Gloucester Docks GL1 2EH

- Two double bedroom second floor apartment
- Open plan living area with fully integrated kitchen
- Secure allocated parking space & cycle shed
- Potential rental income of £1,100 pcm
- EPC rating B83
- Gloucester City Council - Tax Band C

**£195,000**



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

**01452 398010**

**docks@naylorpowell.com**

**www.naylorpowell.com**

### Entrance Hallway

Hallway benefits from secure intercom system, access is also provided to both bedrooms, bathroom and the open plan living area.

### Open Plan Lounge / Kitchen

The generous open plan space benefits from an abundance of natural light via the window facing to the side aspects. The kitchen area boasts ample worktop and storage space alongside an array of integrated appliances to include fridge, freezer, washing machine, dishwasher, hob and oven.

### Bedroom One

Double bedroom with built-in wardrobe and window facing to the rear aspect.

### Bedroom Two

Double bedroom with built-in wardrobe and window facing to the rear side aspect.

### Bathroom

Modern white suite shower room comprising of w.c, wash hand basin, heated towel rail and walk-in shower cubicle.

### Outside

Below the Mariners Court building, fob entry provides access through the electric gates to the secure parking area where an allocated parking space for the apartment is located alongside the secure communal cycle shed.

### Location

A popular location in the historic City of Gloucester, the Mariners Court building provides convenient access to the M5 alongside the newly developed Gloucester Quays

offering a range of retail outlets alongside restaurants, bars and cinema whilst the city centre is home to the historic Cathedral, various listed buildings, transport links to include the newly developed bus station and train station providing direct links to London Paddington.

### Material Information

Tenure: Leasehold with a lease length of 120 years remaining. Service charge of £1,782.28 per annum and a ground rent of £150 per annum is payable to the management company Ash & Co. The building is covered by the National House Builders Council (NHBC) Guarantee. Service charges are reviewed annually whilst ground rent is fixed until January 2029. Charges are paid in half yearly instalments. \*Information correct as of 07/05/2024\*

Local Authority and Rates: Gloucester City Council - Tax Band C (£1,815.41 per annum).

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

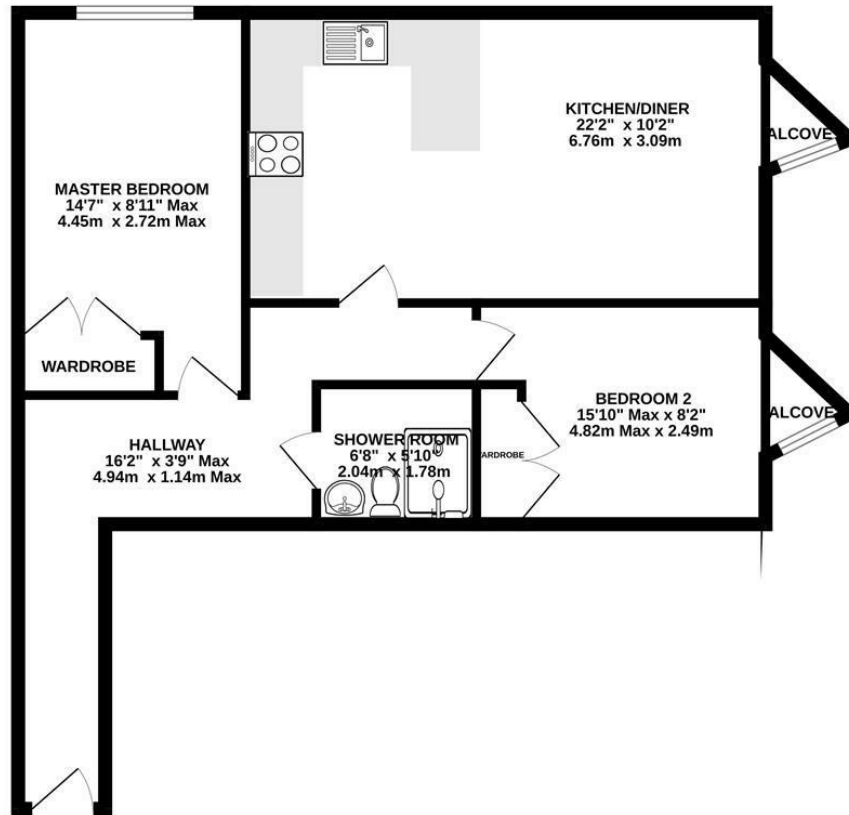
Heating: Gas central heating. Underfloor heating throughout the apartment.

Broadband speed: Basic 18 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps download speed.

Mobile phone coverage: Three, O2, Vodafone.



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 Metropax v2024.

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.

