



**Barge Arm, Gloucester Docks GL1 2DN**

**£155,000**



## Barge Arm, Gloucester Docks GL1 2DN

• No onward chain • One double bedroom second floor apartment • Open plan living & kitchen accommodation • Secure allocated parking space • Potential rental income of £850 pcm • EPC rating B81 • Gloucester City Council - Tax band B (£1,662.93 per annum)



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

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www.naylorpowell.com

**£155,000**

### Entrance Hallway

Hallway provides access to two built-in storage cupboards, living area, bedroom and bathroom.

### Living Room / Kitchen

The open plan room provides convenient for living and dining areas if required whilst offering stunning views across the Mariners Square towards the Cathedral in the distance. The kitchen itself benefits from ample worktop and storage space with integrated appliances to include fridge, freezer, dishwasher, hob and oven.

### Bedroom

Double bedroom with window continuing to offer views over Mariners Square and towards the Cathedral.

### Bathroom

White suite bathroom comprising of w.c, wash hand basin and bath with shower attachment from the tap.

### 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 Sainsburys 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 £2,054.66 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 10/5/24\*

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

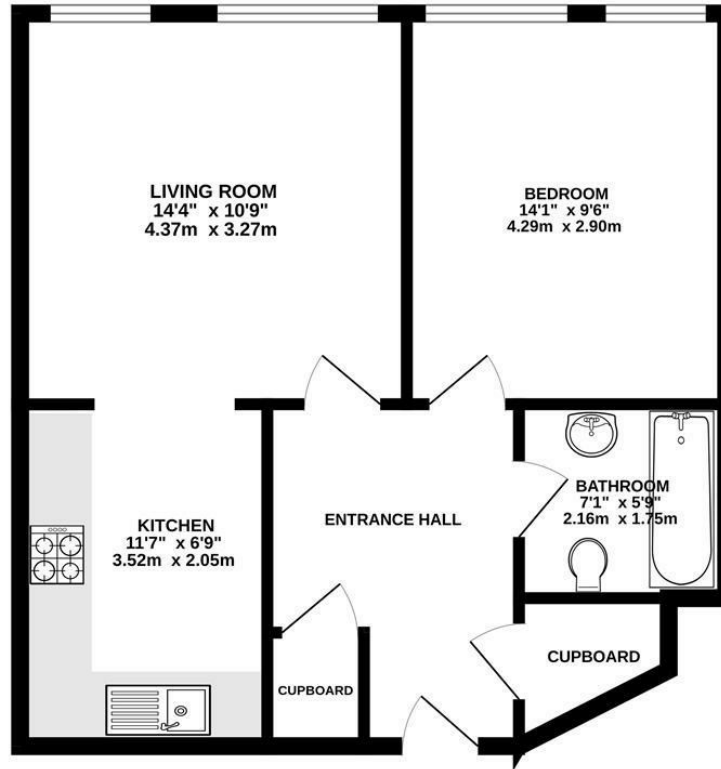
Sewerage: Mains

Broadband speed: Standard 17 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps - Highest available download speed.

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



GROUND FLOOR  
545 sq.ft. (50.7 sq.m.) approx.



TOTAL FLOOR AREA : 545 sq.ft. (50.7 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.  
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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.

