



Lock Warehouse, Gloucester GL1 2GA

£195,000



Lock Warehouse, Gloucester GL1 2GA

• Two double bedroom characterful apartment • Juliet balcony with views over the main basin • Open plan kitchen and living area • Allocated off-road parking space • Potential rental income £975pcm • EPC C71 • Gloucester City Council - Tax Band C (£1,900.50 per annum)

£195,000



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

01452 398010

docks@naylorpowell.com

www.naylorpowell.com

Entrance Hallway

Spacious entrance hall benefits from characterful features such as original wooden beams and poles which continue throughout the apartment. Access is provided to both bedrooms, family bathroom and to the living area.

Kitchen/ Living Room

The open plan space boasts an array of characterful features including exposed brickwork and beams. Convenient lounge space is provided whilst the kitchen provides ample worktop and storage space with integrated appliances to include fridge, freezer, hob, oven and dishwasher. The space further benefits from windows offering views towards May Hill & a Juliet balcony overlooking the main water basin.

Bedroom One

Double bedroom with window overlooking the rear aspect.

Bedroom Two

Double bedroom with window overlooking the rear aspect.

Bathroom

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

Outside

An allocated parking space within the Castlemeads car park completes the property with potential to obtain a permit for an extra space if required.

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 within a mile and offers direct lines to London. An allocated parking space completes the property with potential to obtain a permit for an extra space if required.

Material Information

Tenure: Leasehold property with 199 years from 2013. Management Company: Y&Y Management Ltd. Avon House, 2 Timberwharf Road, London, N16 6DB. Annual ground rent of £378 payable in half yearly instalments. Annual service charge £3265.04. Annual car park service charge £831.15. *Information correct as of 17/06/2024*

Local authority and rates: Gloucester City Council - Tax Band C (£1,900.50 per annum).

Electricity supply: Mains

Heating: Electric heating

Water supply: Mains

Sewerage: Mains

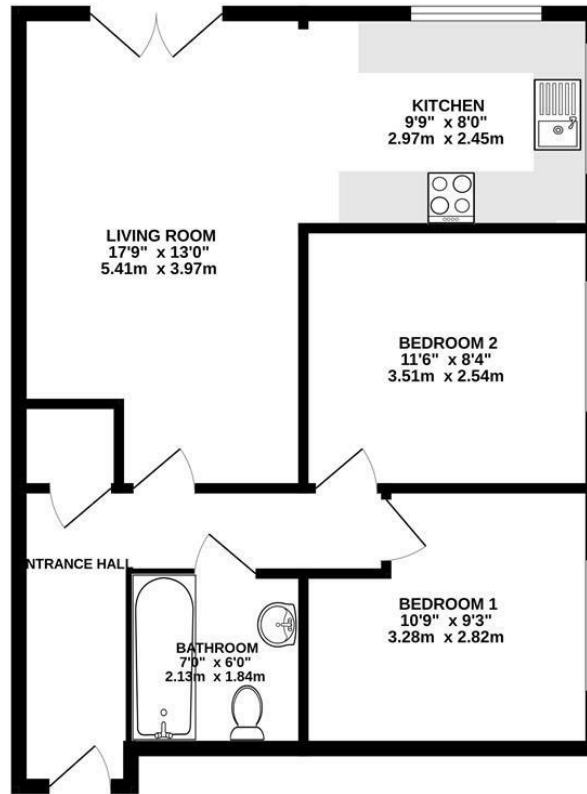
Broadband speed: Standard 18 Mbps, Superfast 80 Mbps

- Highest available download speed

Mobile phone coverage: Openreach



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 ©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.

