



Lock Warehouse, Gloucester Docks GL1 2GA
£185,000



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• 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 2024/2025)

£185,000

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. The property also benefits from communal bike storage and additional locker providing storage located within the building.

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 £2,505. Annual car park service charge £900. *Information correct as of 25/11/2024*

Local authority and rates: Gloucester City Council - Tax Band C (£1,900.50 per annum 2024/2025)

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: EE, Three



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

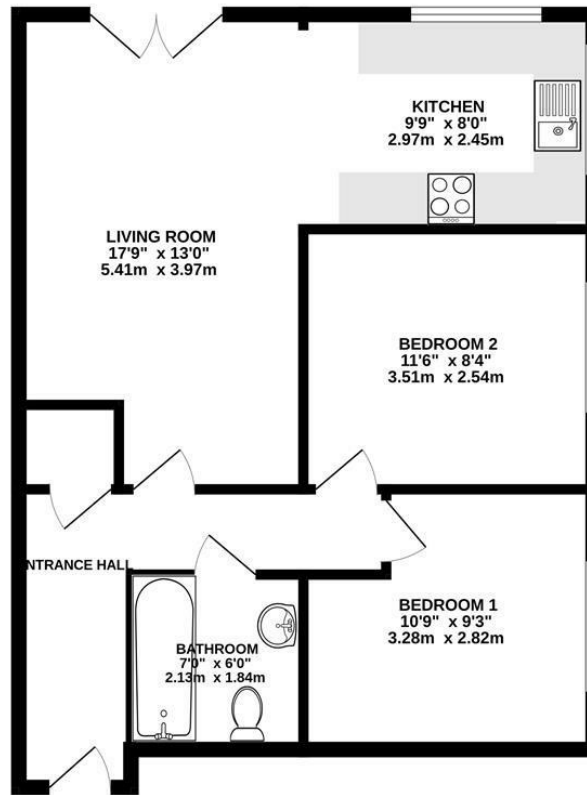
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GROUND FLOOR



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