



Flat 9 Sherborne House 25 Spa Road, Gloucester GL1 1UY

£125,000



Flat 9 Sherborne House 25 Spa Road, Gloucester GL1 1UY

• No onward chain • One double bedroom apartment • In need of modernisation • Separate living room & kitchen • Allocated parking space available at additional cost • Potential rental income of £750 pcm • EPC Rating TBC • Gloucester City Council - Tax Band A (£1,492.52 per annum) 2025/2026



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

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www.naylorpowell.com

£125,000

Entrance Hallway

The hallway benefits from a secure intercom system whilst access is provided to the bedroom, lounge, kitchen and bathroom.

Kitchen

Convenient sized kitchen benefits from ample worktop and storage space with plumbing for an automatic washing machine. Convenient space is also provided for a freestanding cooker and fridge/freezer. Window overlooks the front aspect.

Lounge

Spacious lounge with convenient space for a dining area if required and original window overlooking the front aspect.

Bedroom One

Double bedroom with sash window overlooking the front aspect.

Bathroom

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

Outside

Located to the rear of the property, a large lawned communal garden is found enclosed with walled borders with gated access leading to the rear of the building where a parking space is located available at additional cost with the apartment.

Location

Positioned on Spa Road, Sherborne House offers convenient access to the Historic Gloucester Quays benefitting from the 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 1.5 miles and offers direct lines to London and surrounding areas.

Material Information

Tenure: The property is currently freehold and the owner is in the process of creating a lease for each apartment to accompany the sale. More details to follow. *Information correct as of 17/1/25*

Grade II* listed building.

Local Authority and Rates: Gloucester City Council - Tax Band A (£1,492.52 per annum) 2025/2026

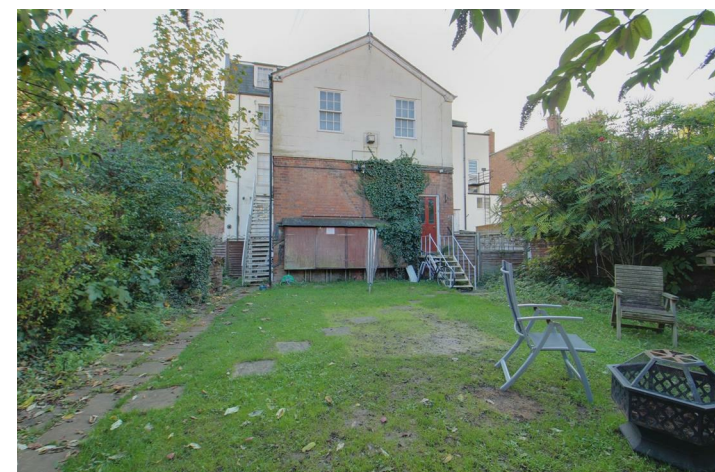
Water supply: Mains

Sewerage: Mains

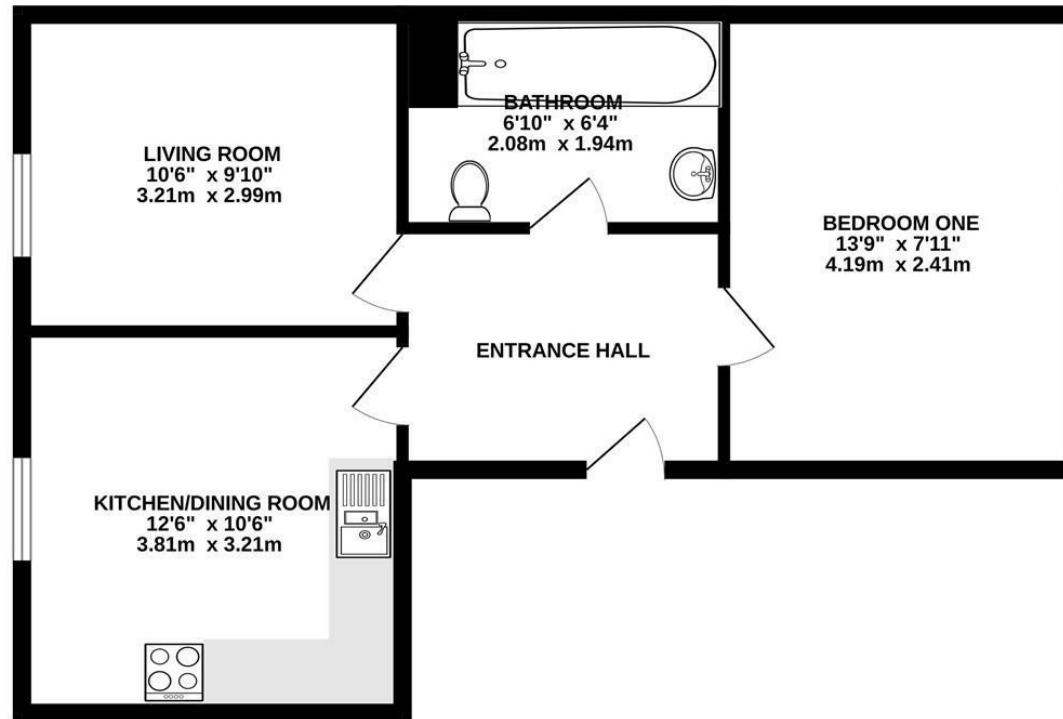
Heating: Gas Central Heating

Broadband speed: Basic 16 Mbps, Ultrafast 1000 Mbps - highest download speed.

Mobile phone coverage: EE, Vodafone, Three, 02.



THIRD FLOOR
584 sq.ft. (54.3 sq.m.) approx.



TOTAL FLOOR AREA : 584 sq.ft. (54.3 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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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100 A			
81-91 B			
69-80 C			
55-65 D			
45-54 E			
35-44 F			
21-34 G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



