

Biddle & Shipton, Gloucester Docks GL1 2BY £162,500



-16-39F (3

Biddle & Shipton, Gloucester Docks GL1 2BY

No onward chain
Characterful one double bedroom apartment
Generous open plan living & kitchen
accommodation
Juliet balcony with views across the main water basin
Secure allocated parking space
Potential rental
income of £875 pcm
EPC Rating D64
Gloucester City Council - Tax Band B (£1,741.26 per annum) 2025/2026

£162,500

Entrance Hallway

Spacious hallway provides access to a built-in storage cupboard with plumbing for an automatic washer dryer, bathroom, bedroom and living area.

Living Room / Kitchen

Open plan living area boasts characterful features including beams and exposed brickwork. Convenient space for lounge and dining areas is provided whilst the kitchen benefits from ample worktop and storage space alongside integrated fridge, freezer, hob and oven. Window and Juliet balcony overlook the main water basin.

Bedroom

Double bedroom with window overlooking the main water basin.

Bathroom

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

Outside

Accessed via code entry to the side of the building, the apartment is complete with basement storage below as well as a secure allocated parking space in the Barge Arm East complex.

Location

Set in the heart of the highly sought after and historic Gloucester Docklands, the area provides an eclectic mix of both contemporary and period architecture overlooking various water basins and housing a mix of independent restaurants and bistros. The Gloucester Quays designer outlet centre provides a mix of high street and designer labels, with an array of eateries and waterfront bars. A short mile walk into the City, you will find Gloucester Cathedral and a number of independent shops and boutiques. The recently renovated Gloucester bus station provides regular services to all surrounding suburbs whilst the train station is within a mile and offers direct lines to London making the area a firm favourite with working professionals.

Material Information

Tenure: Leasehold property of 200 years (less 20 days) from 01/01/1992 managed Ash & Co at a charge of approximately £2,689.00 per annum. 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. Charges are reviewed every year. *Information correct as of 05/03/2025*

Local authority and rates: Gloucester City Council - Tax Band B (£1,741.26 per annum) 2025/2026. Electricity supply: Mains Water supply: Mains Sewerage: Mains Heating: Electric Broadband speed: Standard 17 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps - Highest available download speed.

Ultrafast 1000 Mbps - Highest available download speed. Mobile phone coverage: EE, Vodafone, Three, O2.

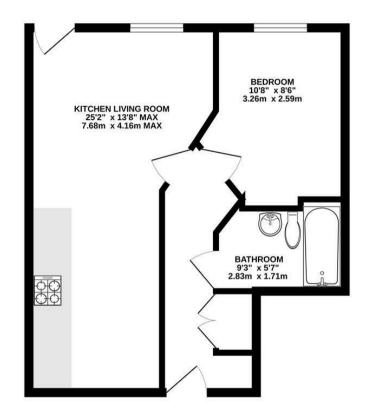






Unit C Barge Arm East, Gloucester Docks, GL1 2DQ

01452 398010 docks@naylorpowell.com www.naylorpowell.com **GROUND FLOOR**



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of does, windows, rooms and any other times are approximate and to responsibility is balant for any error, property purchase. The services, systems and applicates bit on the nor to be the set of and no guarantee as to their openability or efficiency can be given. More with Meriops (2005)

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.

