



**North Point 9 Severn Road, Gloucester Docks GL1 2LE**  
**£265,000**



## North Point 9 Severn Road, Gloucester Docks GL1 2LE

- No onward chain
- Two double bedroom top floor apartment
- Generous sized living accommodation & spacious balcony
- Secure allocated parking space located beneath the building
- Potential rental income of £1,100 pcm
- Gloucester City Council - Tax Band D (£2138.06 per annum 2024/2025)
- EPC rating C79



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

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www.naylorpowell.com

**£265,000**

### Entrance Hallway

Spacious entrance hall, with stone tiled flooring and with built-in storage cupboard, provides access to both bedrooms, family bathroom and the lounge.

### Lounge

Generous sized living area with space for lounge and dining areas or home office if required. The space opens to the kitchen area and sliding doors open to the large balcony space.

### Kitchen

The kitchen benefits from ample worktop and storage space along with a full range of integrated appliances to include fridge, freezer, washing machine, dishwasher, microwave, electric hob and oven. Window above the sink overlooks the rear aspect.

### Balcony

The private and spacious balcony with ample space for seating and dining offers views across the nature reserve and to May Hill in the distance.

### Bedroom One

Double bedroom with two built-in wardrobes. Window overlooks the side aspect whilst a Juliet balcony overlooks the rear aspect offering the same views as the balcony. Access is also provided to an en-suite shower room.

### En-Suite

White suite shower room comprising of w.c., wash hand basin, walk-in shower cubicle and heated towel rail.

### Bedroom Two

Double bedroom with window facing to the rear aspect of the building.

### Bathroom

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

### Outside

The apartment further benefits from a secure allocated parking space located beneath the building itself.

### Location

Situated on the periphery of the Gloucester Docks the modern and highly sought after apartment block benefits quieter location whilst offering the highlights of the Docks lifestyle. 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 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 approximately a mile away.

### Material Information

Tenure: Leasehold of 150 years from 2005. Managed by Trinity Estate with a ground rent of £250 per annum payable yearly. Service charge of £1,816.68 per annum reviewed yearly.

\*Information correct as of 13/2/23\*

Local authority and rates: Gloucester City Council - Tax Band D (£2138.06 per annum 2024/2025)

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Electric Heating

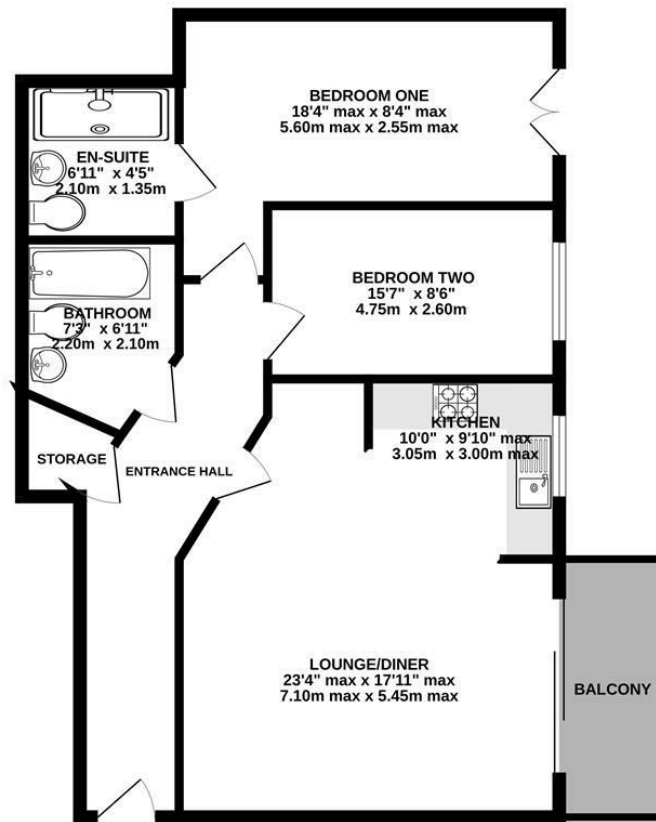
Broadband speed: Standard 18 Mbps, Superfast 80 Mbps- Highest available download speed

Mobile phone coverage: Three, 02





## 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.  
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