



Albert Warehouse, Gloucester Docks GL1 2EE
Offers Over £230,000



Albert Warehouse, Gloucester Docks GL1 2EE

• No onward chain • Characterful two double bedroom second floor apartment • En-suite shower room to master • Generous open plan kitchen & living accommodation • Secure allocated parking space at the front of the building • Potential rental income of £1,200 pcm • EPC rating B82 • Gloucester City Council - Tax Band C (£1,990.01 per annum) 2025/2026



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Entrance Hallway

Spacious hallway provides access to the living room, both bedrooms, family bathroom and to a built-in storage cupboard.

Living Room / Kitchen

The generous open plan room provides suitable living accommodation. Raised area creates the ideal living area with a convenient dining area as well. Central island provides ideal storage space with breakfast bar providing suitable seating. The kitchen itself boasts ample worktop and storage space with integrated appliances to include washing machine, dishwasher, hob, oven, fridge and freezer. Juliet balcony provides stunning waterside views across the Victoria basin and to the main water basin.

Bedroom One

Double bedroom with multiple windows providing plenty of light into the room. Access is also provided to an en-suite.

En-suite

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

Bedroom Two

Double bedroom with three windows overlooking the rear aspect.

Bathroom

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

Outside

The property benefits from an allocated parking space within the secure gated area to the front of the building. Bike storage and bin stores are available to all residents of Albert Warehouse within the area also.

Location

To the south of the main docks area is the Gloucester Quays designer outlet centre, a short half mile away, 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 public bus station and train station is within approximately 1 mile and offers direct lines to London.

Material Information

Tenure: Leasehold of 200 years (less 20 days) from 1st January 1992. Managed by Ash & Co at an approximate charge of £3,924.87 per annum for year ending 2025. (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).

Information correct as of 10/04/25

Local authority and rates: Gloucester City Council - Tax Band C (£1,990.01 per annum) 2025/2026

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

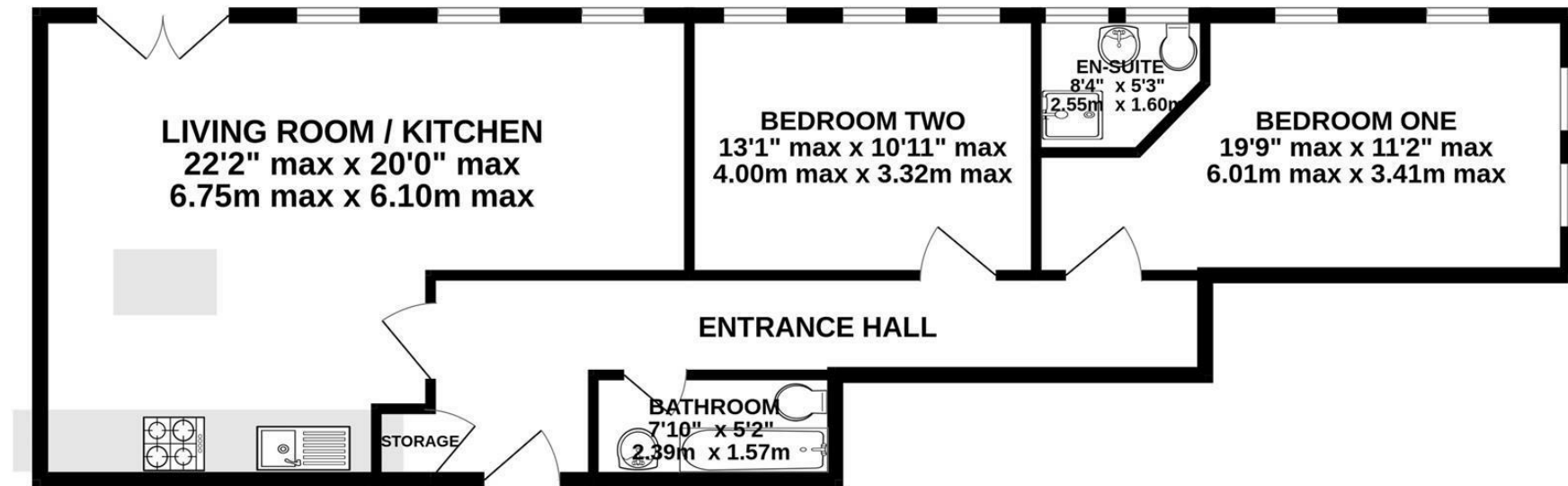
Heating: Electric

Broadband speed: Basic 17 Mbps, Superfast 80Mbps, Ultrafast 1000 Mbps- Highest available download speed

Mobile phone coverage: Three, O2, Vodafone, EE.



SECOND 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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