



**Brunswick Square, Gloucester GL1 1UG**  
**£115,000**



## Brunswick Square, Gloucester GL1 1UG

• No onward chain • Investors only • Immaculately presented one double bedroom apartment • Secure private access behind gated entrance • Housed within the desired Georgian Brunswick Square • Tenant in situ currently paying £775 pcm • EPC rating E41 • Gloucester City Council - Tax Band A (£1,492.52 per annum) 2025/2026



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

**£115,000**

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

### Entrance Hallway

Hallway provides access to the living room, kitchen and shower room.

### Living Room

Spacious living room with window overlooking the side aspect whilst providing access to the double bedroom to the rear.

### Bedroom

Double bedroom with carpeted flooring and window overlooking the rear aspect.

### Kitchen

Installed by the present owners, the modern fitted kitchen benefits from ample worktop and storage space alongside integrated electric hob, and double ovens. Plumbing for an automatic washing machine is provided below the worktop as well as space for a fridge. Natural light enters the room via the window overlooking the side aspect.

### Shower Room

Modern white suite shower room comprising of w.c, wash hand basin and walk-in shower cubicle.

### Outside

The property benefits from on street parking which can be provided by permit within the square itself. Residents continue to have direct access through the main original Georgian building which in turns opens out onto the central period gated wrought iron fenced Georgian square offering lawn space, mature planting and trees, with access solely for the residents of Brunswick Square.

### Location

Tucked away in the quiet location of Brunswick Square, characterful Georgian townhouses edge the historic lawned gardens with mature shrubs, planting and established trees. Approximately quarter of a mile from the city centre of Gloucester, the historic city offers various amenities, shopping and transport facilities, including direct train line to London Paddington, in addition to the internationally renowned Kingsholm Stadium, home to local rugby as well as various events throughout the years including music concerts and festivals. The newly developed Gloucester Quays development set alongside the historic Docklands offers a range of restaurants, cinema and bars only quarter of a mile, making Brunswick Square an ideal location for those seeking a quiet location with the benefits of an active nightlife and community.

### Material Information

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

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Electric

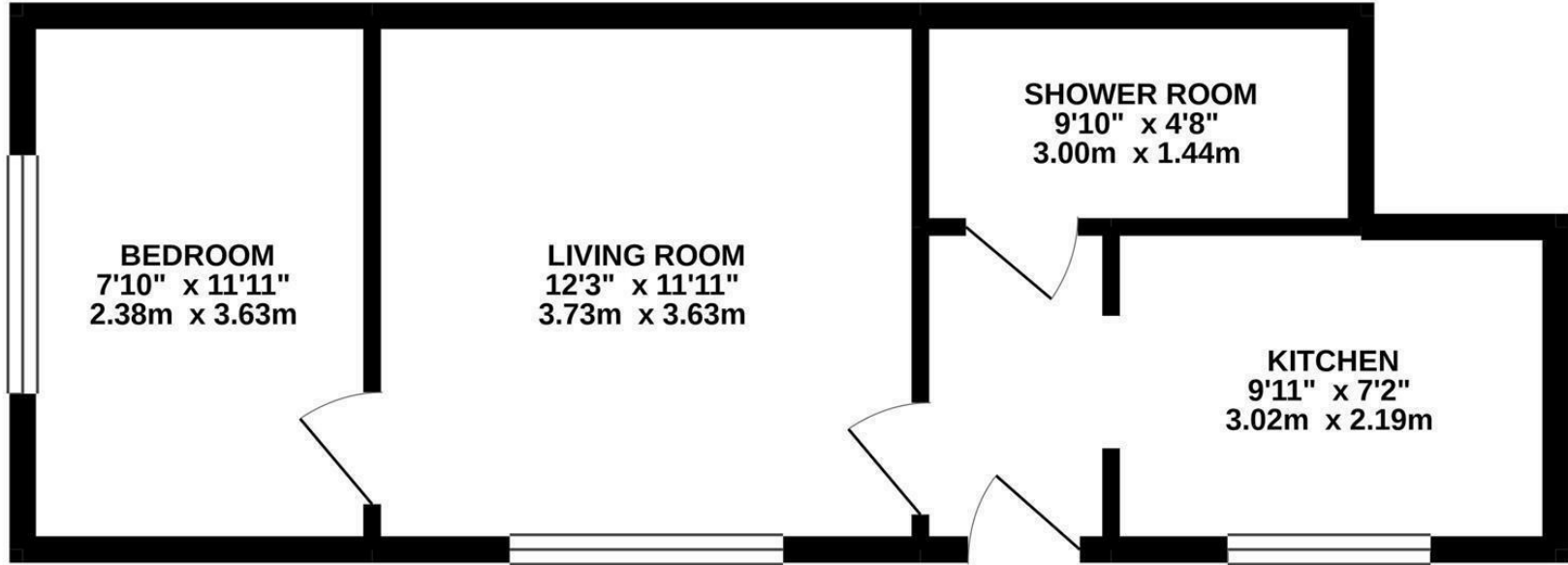
Broadband speed: Basic 16 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps- Highest available download speed

Mobile phone coverage: Three, 02

Leasehold having 960 years remaining, managed by '14 Brunswick Square Management Company Ltd', management charge and ground rent £900 per annum. \*Information correct as of 09/04/25\*



# 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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