



Provender St. Ann Way, Gloucester Docks GL1 5BQ
Offers Over £299,950



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• No onward chain • Unique elevator style apartment with triple aspect views • Stunning waterside views across the Gloucester & Sharpness canal • Two double bedrooms with en-suite to master • Modern fitted kitchen with integrated appliances • BLP warranty valid until 2028 • Potential rental income of £1,300 pcm • EPC rating B83 • Gloucester City Council - Tax Band C (£1,990.01 per annum) 2025/2026



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Entrance Hallway

Spacious hallway opens to steps leading to the main landing area of the apartment. The landing provides access to both bedrooms, family bathroom and living area.

Living Room / Kitchen

The light and airy open plan space provides suitable space for living and dining areas. Multiple windows provide stunning triple aspect views up and down the Gloucester and Sharpness canal, over the Historic Llanthony priory and towards May Hill in the distance. The kitchen area provides ample worktop and storage space alongside integrated hob, oven, fridge and freezer.

Bedroom One

Double bedroom with built-in wardrobe and window overlooking the front aspect of the building. Access is also provided to the en-suite shower room.

En-Suite

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

Bedroom Two

Double bedroom with built-in wardrobe and window overlooking the rear aspect of the building.

Bathroom

Modern tiled family bathroom comprising of w.c, wash hand basin, bath with shower attachment over and large window providing further waterside views to the rear aspect of the building.

Outside

Externally the property benefits from parking to the front of the building within the communal car parking area. A convenient space for communal seating is also provided on the edge of the canal itself.

Location

Provender is superbly located for access to the shops, cafés, bars and

restaurants throughout Gloucester Docks and beyond.

Outside the boundaries of the of the Quays, Gloucester Cathedral and Gloucester Rugby's Kingsholm stadium are just a few of the local attractions within easy reach. Surrounding countryside includes the nearby Cotswolds, Malvern Hills and the Wye Valley, all areas of outstanding natural beauty.

Material Information

Tenure: Leasehold with 200 years from January 2018. Managed by Bruton Knowles Management Company with a ground rent of £280 per annum alongside a service charge of £2,232 per annum covering security and maintenance of communal areas.

Information correct as of 07/05/25

EWS1 form has been granted as of 17/04/25

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.

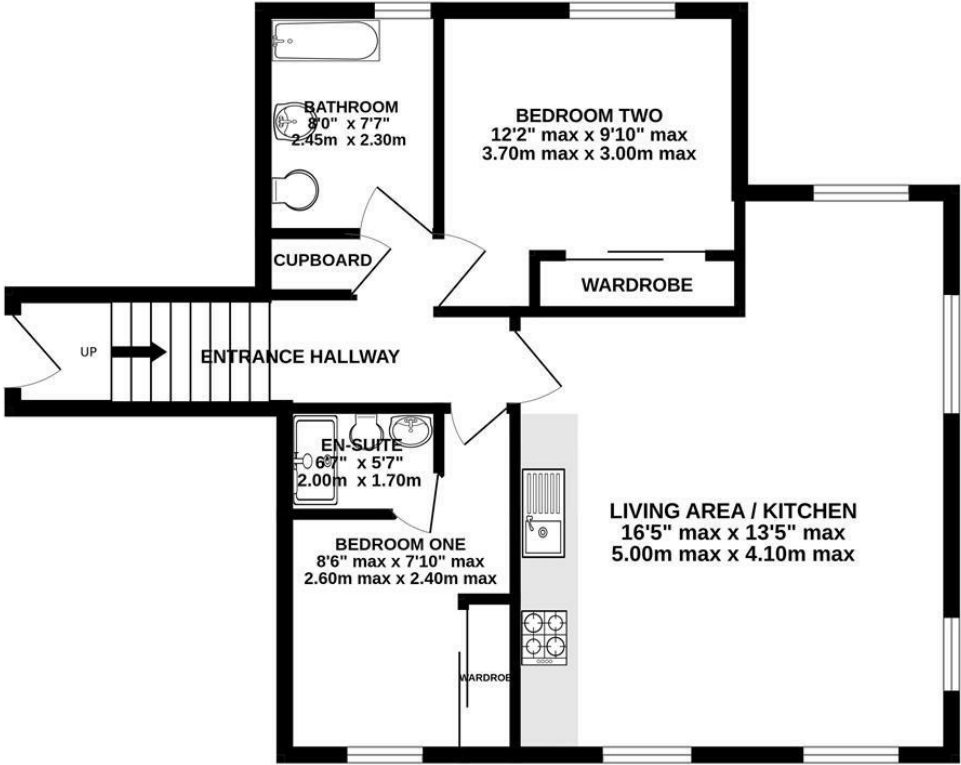
Heating: Gas central heating.

Broadband speed: Standard 17 Mbps download speed. Ultrafast broadband speed 1000 mbps.

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



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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