



**The Chestnuts, Gloucester GL1 1YH**  
**£220,000**





# The Chestnuts, Gloucester GL1 1YH

- Two double bedroom upper floor maisonette
- Generous sized living room with private balcony
- Stunning views across the bowling green & Gloucester park
- Communal parking area & single garage
- Potential rental income of £995 pcm
- EPC rating C77
- Gloucester City Council - Tax Band A (£1,492.52 per annum) 2025/2026

**£220,000**



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

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

## Entrance Hallway

Enter the property to the ground floor with stairwell leading to the spacious landing area of the property. The light and airy hallway benefits from a window facing to the side aspect and two storage cupboards. Access is provided to the spacious partly boarded loft above as well as to both double bedrooms, kitchen, living room and shower room.

## Living Room

Spacious living room with convenient space for a dining area if required. French doors open out onto a private balcony area offering stunning views across the bowling green and to Gloucester park and the cricket pitch in the distance.

## Kitchen

Modern fitted kitchen boasting ample worktop and storage space along with several integrated appliances to include induction hob, electric oven, fridge, freezer and washer dryer. Window overlooks the front aspect of the property whilst access to a generous sized pantry cupboard is also provided.

## Bedroom One

Double bedroom with window overlooking the front aspect and built-in double wardrobe.

## Bedroom Two

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

## Shower Room

Modern fully tiled white suite shower room comprising of walk-in shower cubicle, w.c., wash hand basin with storage below and two windows with frosted glass overlooking the side aspect.

## Outside

Located to the front, the property benefits from their own private lawned area. Stone pathway leads to the gated access opening to the communal car park area for the residents only. The property further

benefits from a single garage convenient for storage or additional parking if required.

## Location

Situated within close proximity to the highly sought after and premium location of the historic Gloucester Docklands, The Chestnuts is a small development located off Southgate Street on Somerset Place. Access to various local amenities to include food stores, hairdressers, pubic houses and eateries both in the Gloucester Docks and Southgate Street itself are located. Having easy access to both the city centre via foot or public transport the location lends itself to those seeking easy access to both Cheltenham or Bristol with easy access to the motorway or further afield via the newly developed Gloucester train station having a direct line to London Paddington.

## Material Information

Tenure: Leasehold with 980 years remaining. Service charges total £149 per annum with building insurance payable of £115 per annum. A peppercorn ground rent is payable also of £1 per annum whilst the garage itself is freehold. On completion the buyer will own a share in the management company which is shared between all 8 properties. \*Information correct as of 29/5/25\*

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

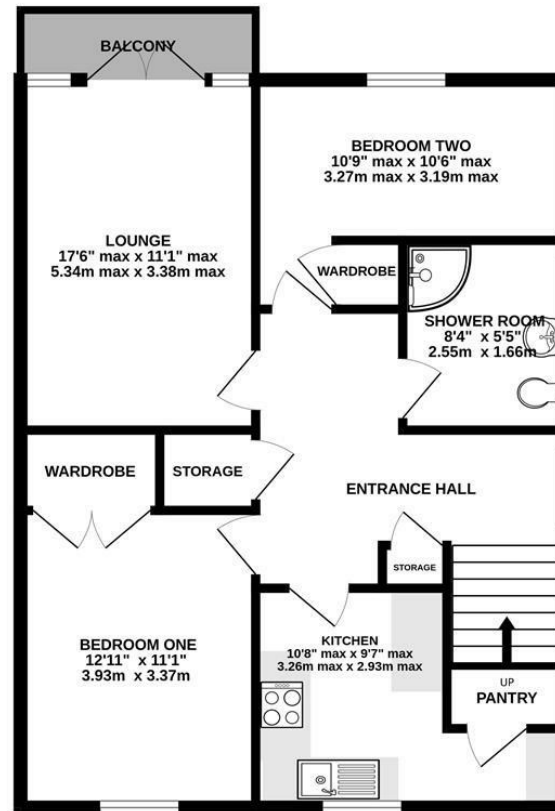
Heating: Gas Central Heating

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

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



GROUND FLOOR  
703 sq.ft. (65.3 sq.m.) approx.



TOTAL FLOOR AREA: 703 sq.ft. (65.3 sq.m.) approx.

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.  
Made with Metropix C2023.

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.

