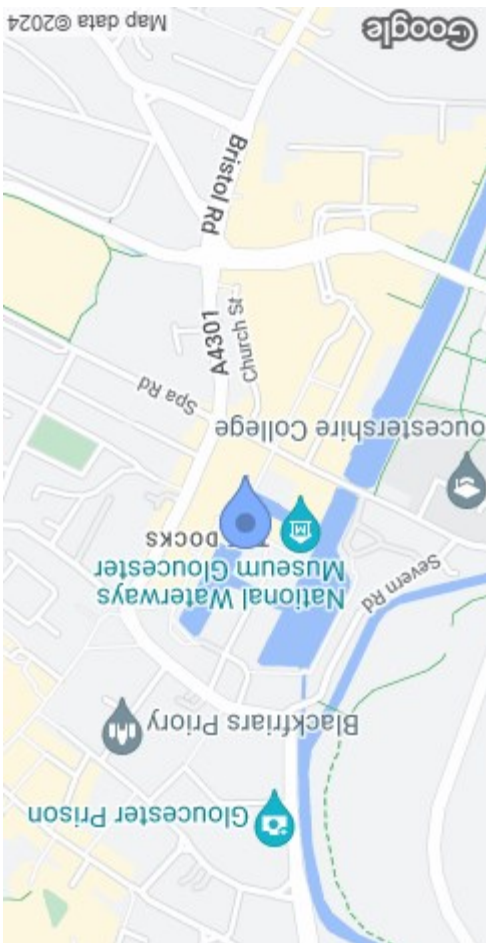


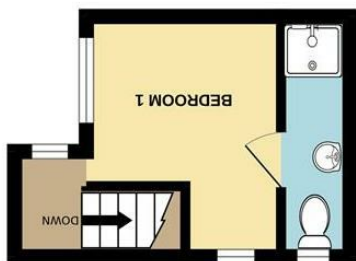


MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.

England & Wales	
Energy Efficiency Rating	Environmental Impact (CO ₂) Rating
A	A
B	B
C	C
D	D
E	E
F	F
G	G



While every attempt has been made to ensure the accuracy of the description contained herein, measurements of doors, windows, rooms and other areas are approximate and no responsibility is taken for any inaccuracy that may occur. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation or efficiency. The plan for the building purposes only and should be used as such. All dimensions are approximate. Measurements are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.



1ST FLOOR
 106 sq. ft. (9.9 sq. m.) approx.



GROUND FLOOR
 319 sq. ft. (29.6 sq. m.) approx.



84, The Barge Arm East
 The Docks, Gloucester GL1 2DQ

STEVE GOOCH
 ESTATE AGENTS | EST 1985

Offers Over £200,000

Stunning two double bedroom penthouse apartment situated within the heart of the Gloucester quays development with an en-suite master bedroom and a lovely light open plan living space.

Accommodation comprises hallway, open plan living space, bedroom two, bathroom and upstairs the en-suite master bedroom with far reaching views.

Outside you have allocated secure parking in the adjacent private car park.

Gloucester is a cathedral city which lies on the River Severn, between the Cotswolds and the Forest of Dean. A major attraction of the city is Gloucester Cathedral, which is the burial place of King Edward II and features in scenes from the Harry Potter films. The Tailor of Gloucester House which is dedicated to the author Beatrix Potter can be found near the cathedral. Gloucester railway station has frequent trains to London Paddington via Reading, Bristol, Cardiff Central, Nottingham and Birmingham.



Partially glazed front door leads into:

ENTRANCE HALLWAY

Solid oak flooring, downlighters, single radiator, cloaks hanging space, utility cupboard housing the gas fired combination boiler, plumbing for automatic washing machine, stairs leading off.

BEDROOM 2

13'4 x 11'3 max (4.06m x 3.43m max)

Single radiator, recess with hanging space and shelving, two double glazed windows to front elevation with views of the surrounding area.

BATHROOM

6'8 x 4'9 (2.03m x 1.45m)

White suite comprising panelled bath with a mixer tap and showerhead attachment, low level w.c., pedestal wash hand basin with a mixer tap, partially tiled walls, shaver point, extractor fan, downlighters.

OPEN PLAN LIVING SPACE

29'7 x 17'6 max (9.02m x 5.33m max)

Base and wall mounted units, laminated worktops, tiled splashbacks, single drainer one and a half bowl stainless steel sink unit with a mixer tap, built in four burner gas hob, electric oven and extractor hood, built in fridge/freezer, built in dishwasher, solid oak flooring, tv point, two single radiators, downlighters, double glazed windows to front

and side elevations with superb views over the surrounding area and Mayhill beyond.

From the entrance hallway stairs lead to:

BEDROOM 1

17'4 x 11'8 max (5.28m x 3.56m max)

Single radiator, tv point, double glazed windows to side and front elevations with views over the surrounding area and Mayhill beyond, through to:

EN-SUITE SHOWER ROOM

11'7 x 3'5 max (3.53m x 1.04m max)

Shower enclosure and unit, low level w.c., wash hand basin with a mixer tap, shaver point, downlighters, single radiator, extractor fan, double glazed window to side elevation.

OUTSIDE

There is allocated secure parking in the adjacent private car park.

SERVICES

Mains water, electricity, gas and drainage.

WATER RATES

To be advised.

LOCAL AUTHORITY

Council Tax Band: D
Gloucester City Council, Herbert Warehouse, The Docks,
Gloucester GL1 2EQ.

TENURE

Leasehold.

LEASE

200 Years from 1st January 1992.

MAINTENANCE CHARGES

£2,330.00 Per Annum.

VIEWING

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 6.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS

Proceed along the main Bristol Road into Gloucester, continue over the Spa Road traffic lights taking the first left after the Tall Ships Public House into the main entrance to the docks where The Barge Arm East can be located on the left hand side.

PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).