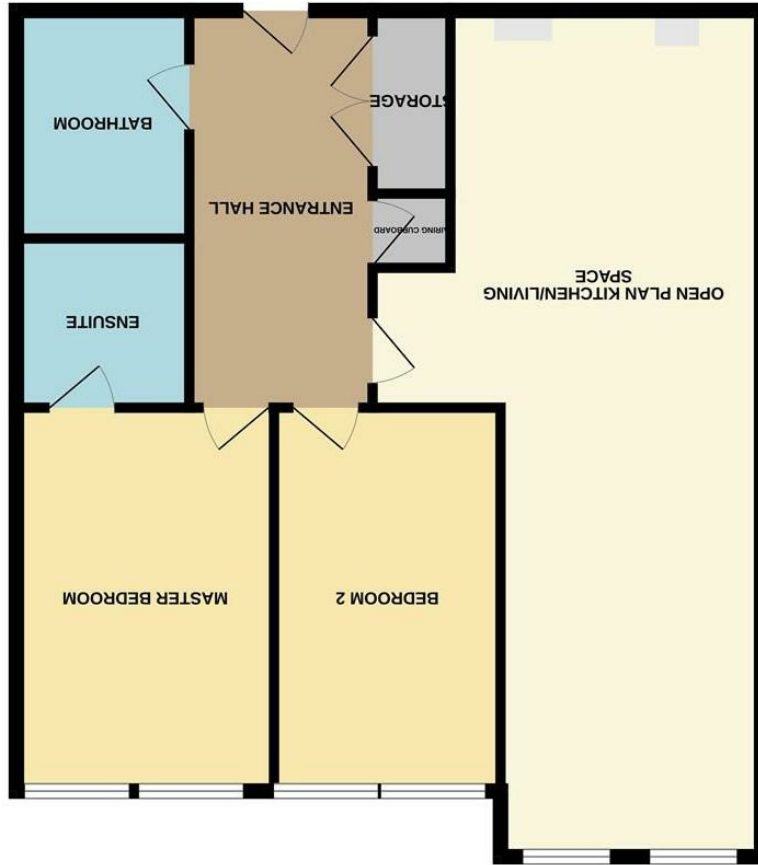
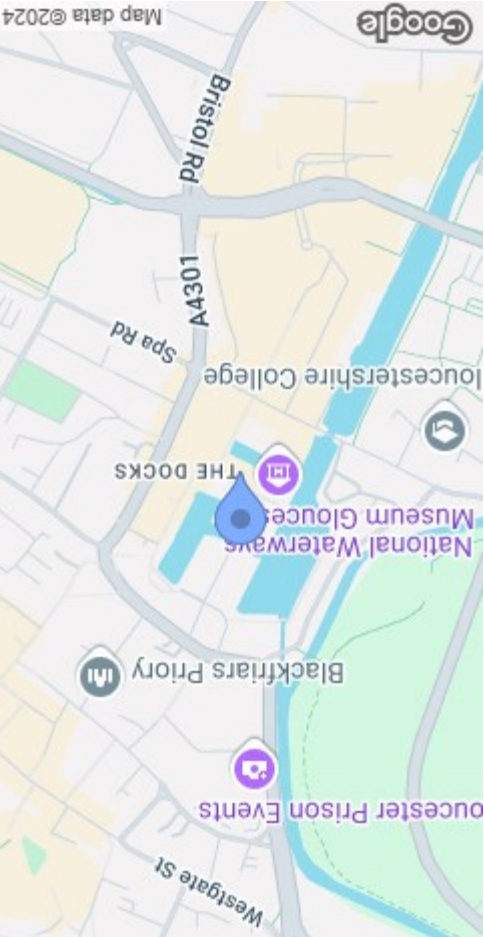




MISREPRESENTATION DISCLAIMER  
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be 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.

Whilst every attempt has been made to ensure the accuracy of the diagram contained here, measurements of actual walls, rooms and any items are approximate and no responsibility is taken for any error or omission of this statement. The data 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 operation or longevity can be given.

Energy Efficiency Rating	Environmental Impact (CO <sub>2</sub> ) Rating																												
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31 The Barge Arm  
 The Docks, Gloucester GL1 2DN



STEVE GOOCH  
 ESTATE AGENTS | EST 1985



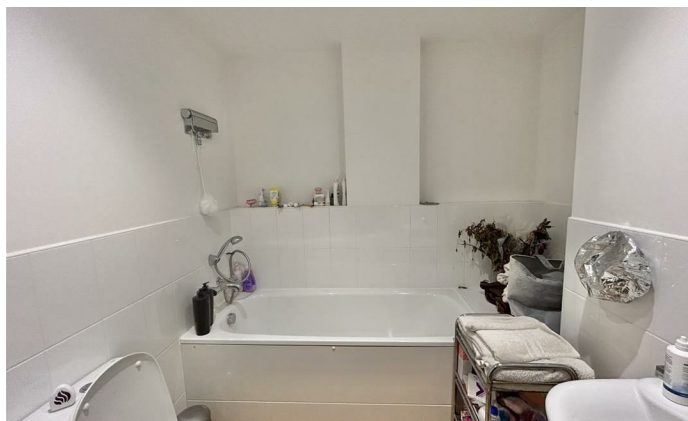
## £200,000

A spacious two double bedroom leasehold apartment situated in the historic Gloucester docks being offered with no onward chain.

The accommodation comprises entrance hall, utility cupboard, open plan lounge/kitchen/diner, two double bedrooms one having an en-suite shower room and a bathroom.

Additional benefits include being on the second floor, gas fired central heating, double glazing, flexible living accommodation, fitted kitchen with integral appliances, secure allocated parking and lovely waterside views over the canal.

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.



### COMMUNAL ENTRANCE HALL

Intercom system, lift and staircase.

Wooden door with a glazed insert leads into:

### ENTRANCE HALL

Various doors leading off, double doors gives access to a storage cupboard/utility that has plumbing for an automatic washing machine, a further storage cupboard housing the boiler.

### OPEN PLAN LOUNGE/KITCHEN/DINER

#### LOUNGE

13'9" x 10'2" (4.2m x 3.1m)

Radiator, power points, windows overlooking the canal and beyond, open to:

#### KITCHEN/DINER

13'9" x 13'9" (4.2m x 4.2m)

Modern wood effect kitchen comprising of a range of base, drawer and wall mounted units, roll edge worksurface, tiled splashbacks, stainless steel sink and drainer unit with a mixer tap, integral dishwasher, integral fridge/freezer, gas hob with extractor above and an electric oven below, radiator.

#### BEDROOM 1

14'5" x 9'6" (4.4m x 2.9m)

Radiator, power points, windows to front elevation, door through to:

### EN-SUITE SHOWER ROOM

White suite comprising close coupled w.c., pedestal wash hand basin, fully tiled shower cubicle, radiator.

### BEDROOM 2

14'5" x 8'6" (4.4m x 2.6m)

Radiator, power points, windows to front elevation.

### BATHROOM

Modern white suite comprising close coupled w.c., pedestal wash hand basin, panelled bath with a mixer tap, part tiled walls, radiator, shaver point.

### OUTSIDE

There is secure parking.

### SERVICES

Mains water, electricity, gas and drainage.

### WATER RATES

To be advised.

### LOCAL AUTHORITY

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

### TENURE

Leasehold.

### LEASE

200 Years from 1st January 1992.

### MAINTENANCE CHARGES

£199.17 Per Calendar Month to include shared building maintenance, management and insurance and also docks service charge including security cctv, cleaning and management.

### 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 and continue over the Spa Road traffic lights then take the first turning left after the Tall Ships public house into the main entrance to the docks where Barge Arm can be located on the right hand side as approached.

### PROPERTY SURVEYS

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