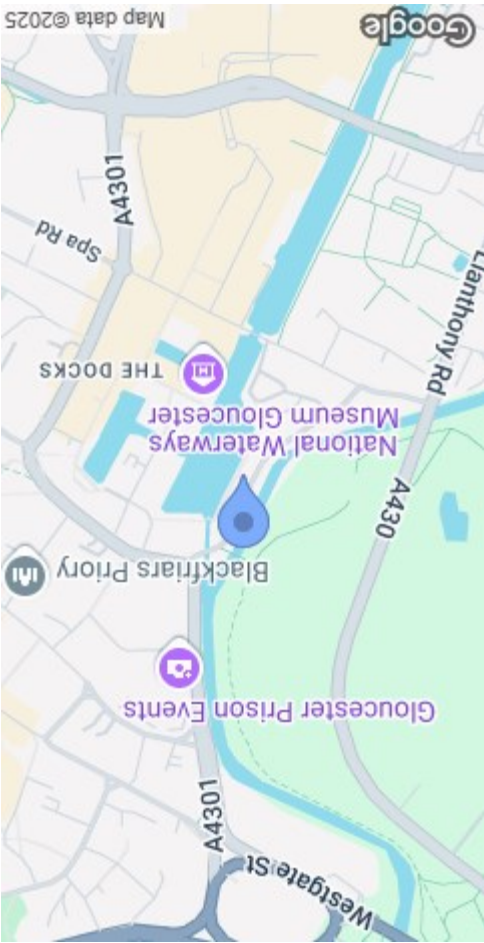


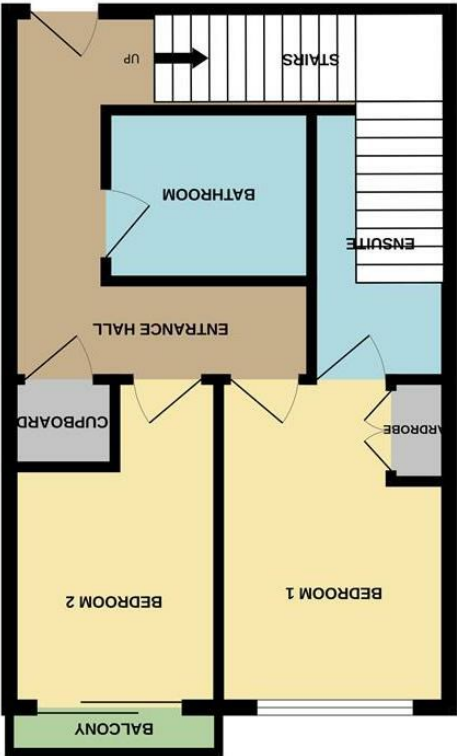
MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased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

Energy Efficiency Rating	
Current	7.9
Minimum	7.0
Energy Efficiency Rating Legend	
A (92-100)	Very energy efficient - low running costs
B (81-91)	Energy efficient - low running costs
C (69-80)	Decent energy efficiency - low running costs
D (55-68)	Decent energy efficiency - low running costs
E (39-54)	Decent energy efficiency - low running costs
F (29-38)	Decent energy efficiency - low running costs
G (13-28)	Decent energy efficiency - low running costs

Environmental Impact (CO ₂) Rating	
Current	36
Minimum	35
Environmental Impact (CO ₂) Rating Legend	
A (1-10)	Very low environmental impact - low CO ₂ emissions
B (11-20)	Low environmental impact - low CO ₂ emissions
C (21-30)	Decent environmental impact - low CO ₂ emissions
D (31-40)	Decent environmental impact - low CO ₂ emissions
E (41-50)	Decent environmental impact - low CO ₂ emissions
F (51-60)	Decent environmental impact - low CO ₂ emissions
G (61-70)	Decent environmental impact - low CO ₂ emissions



1ST FLOOR



GROUND FLOOR



16 South Point, 17 Severn Road
Gloucester GL1 2LE

£235,000

A well presented two double bedroom penthouse apartment situated within the popular Gloucester Quays having a spacious open plan living/dining area enjoying a balcony offering stunning views of the waterfront and is all offered with no onward chain.

The accommodation briefly comprises spacious entrance hall, open plan living/dining space, fully fitted kitchen, two double bedrooms with the master having an en-suite shower room, bathroom and bedroom two with a balcony.

Outside there is allocated secure parking in the private carpark.

One of the most popular tourist destinations in the city, the Gloucester Quays – sometimes known as the Gloucester Quays Designer Outlet Centre – is a thriving entertainment hub. It includes a multi-screen cinema, bars and restaurants, as well as an outlet shopping centre, all just a short walk from the docks.



Door via an intercom system leads into:

COMMUNAL AREA
Having stairs and a lift.

GROUND FLOOR ACCOMMODATION

ENTRANCE HALL
13'5 x 10'11 max (4.09m x 3.33m max)
Doors leading off, electric consumer unit, telephone and camera entrance system, heating controls, storage cupboard, stairs lead to the first floor.

BEDROOM 1
11'11 x 8'5 (3.63m x 2.57m)
Built in storage cupboard, electric heater, tv point, telephone point, double glazed window to front elevation overlooking the docks, through to:

EN-SUITE SHOWER ROOM
9'3 x 5'1 (2.82m x 1.55m)
White suite comprising pedestal wash hand basin with a mixer tap, close coupled w.c., double walk in shower unit, tiled floor, part tiled walls, chrome heated towel rail, extractor fan, shaver point and spotlights.

BEDROOM 2
11'11 x 7'7 (3.63m x 2.31m)
Electric radiator, double glazed sliding patio doors leading onto a balcony which views across the docks.

BATHROOM
6'10 x 6'2 (2.08m x 1.88m)
White suite comprising close coupled w.c., pedestal wash hand basin with a mixer tap, bath with a mixer tap and shower over, half tiled walls, chrome heated towel rail, extractor fan, spotlights, shaver point.

Stairs lead to the first floor.

FIRST FLOOR ACCOMMODATION

OPEN PLAN LOUNGE/DINER
16'3 x 14'4 (4.95m x 4.37m)
Two electric heaters, tv point, telephone point, overstairs storage cupboard with slatted shelving and ample storage space, double glazed window to side elevation, double glazed patio doors and a picture window onto a balcony which provides a lovely seating area and views across the docks, opening through to:

KITCHEN
8'2 x 8' (2.49m x 2.44m)
White modern fitted kitchen comprising of a range base, drawer and wall mounted units, roll edge worksurfaces, stainless steel single drainer one and a half bowl sink unit with a mixer tap, tiled splashbacks, tiled floor, built in dishwasher, electric oven and hob, extractor fan, integral fridge/freezer and microwave and spotlights.

SERVICES
Mains water, electricity 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
150 Years from 1st January 2005.

MAINTENANCE CHARGES
To be confirmed.

GROUND RENT
£250.00 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
From Westgate Island take The Quay towards Gloucester Docks and at the left hand bend turn right over the bridge onto Severn Road where the property can be found 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).

