



Barge Arm, Gloucester Docks GL1 2DN

£155,000

np
naylor powell

Barge Arm, Gloucester Docks GL1 2DN

- No onward chain
- One double bedroom first floor apartment
- Open plan living & kitchen accommodation
- South facing views across the Mariners Square & Victoria water basin
- Secure allocated parking space

£155,000

Entrance Hallway

Hallway provides access to a built-in storage cupboard, with plumbing for an automatic washing machine, living room, bedroom and bathroom.

Living Room

Generous sized living room with convenient space for a dining table if required whilst providing stunning waterside views over the inlet canal and across the Orchards Square. The room opens through to the kitchen.

Kitchen

The kitchen benefits from ample worktop and storage space with integrated appliances to include fridge, freezer, dishwasher, hob and oven.

Bedroom

Double bedroom with a continuation of the views over the inlet canal and across the Orchards Square.

Bathroom

White suite bathroom comprising w.c, wash hand basin and bath with shower attachment over.

Outside

An allocated parking space for the apartment is secured in the gated complex within the Barge Arm

East building a short walk from the apartment. The building is accessed via keyless fob entry system where access to the ground floor is provided where the apartment is located.

Location

To the south of the main docks area is the Gloucester Quays designer outlet centre, which has an outstanding mix of high street and designer labels, with an array of eateries and waterfront bars and short distance from the local Sainsburys supermarket. Moving into the historic City, you will find Gloucester Cathedral and a number of independent shops and boutiques, the newly renovated bus station providing regular services to all surrounding suburbs, alongside a direct line to London Paddington from the train station a short 1.5 miles distance away.

Material Information

Tenure: Leasehold of 200 years (less 20 days) from 1st January 1992. Managed by Ash & Co at an approximate charge of £2,050.00 per annum for the year ending 2025. (Part covers normal shared building maintenance, management and insurances; just over 40% covers Docks Service Charge (DSC) including security, CCTV, cleaning



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

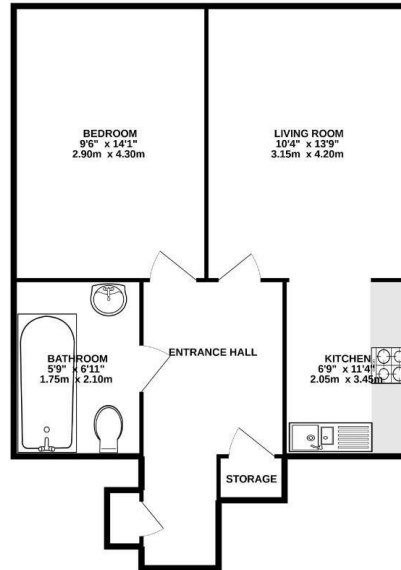
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GROUND FLOOR
495 sq.ft. (46.0 sq.m.) approx.



TOTAL FLOOR AREA - 495 sq.ft. (46.0 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the figures contained herein, measurements of plots, sections, depths and other details are approximate and no responsibility is taken for any variation of this 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.
Floor and ceiling levels correct.

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.

