


# Merchants Quay, Gloucester Docks GL1 2EW

**£139,000**

naylor powell

# Merchants Quay, Gloucester Docks GL1 2EW

• No onward chain • Beautifully presented one bedroom apartment • Far reaching water views across the main basin • Open plan plan kitchen & living accommodation • Secure allocated parking space • Potential rental income of £875 pcm • EPC rating C74 • Gloucester City Council - Tax Band B (£1,741.26 per annum) 2025/2026

## £139,000


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

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### Entrance Hallway
Spacious entrance hallway, with secure intercom system, provides access to the bedroom, bathroom, living area and to a built-in storage cupboard.

### Open Plan Kitchen / Living Room
Open plan living area with convenient space for both living and dining areas with Juliet balcony boasting stunning waterside views over the main water basin. The kitchen area benefits from ample worktop and storage space with integrated appliances to include fridge, freezer, washing machine, dishwasher, four ring gas hob and electric oven. Additional window provides further waterside views.

### Bedroom
Double bedroom with window overlooking the side aspect.

### Bathroom
Modern white suite family bathroom comprising of w,c, wash hand basin, large mirror and bath with shower attachment over.

### Outside
The gated secure entrance opens to the communal area of the Merchants Quay development with cycle racks provided alongside lift and stair access to the first floor where the apartment is located. The apartment is complete with a secure allocated parking space located in the Barge Arm East development.

### Location
With views towards the main basin, Merchants Quay constructed in 2011 is an open air development situated in the heart of the historic Gloucester Docks. Transformed in recent years to become a sought after residential area, the popular destination holds events throughout the year to include the Food Festival, Tall Ships Festival and the Victorian Christmas Market. There are a number of amenities on offer within Gloucester Quays Shopping Centre and the Leisure Quarter including a state of the art 10 screen cinema and a number of restaurants and bars.

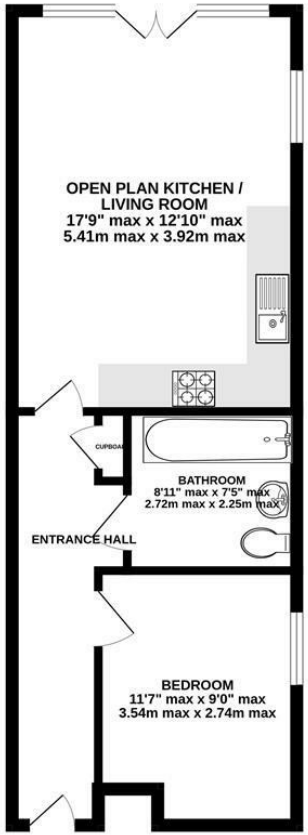
### Material Information
Tenure: Leasehold with 167 years remaining on the lease. Managed by Ash & Co with an annual service charge of £2,328, split between building maintenance, management and insurance alongside the Docks Service Charge (DSC) to include the security, cctv, cleaning and maintenance for the private Docks estate, operated by GDECL. No ground rent is payable. *Information correct as of 02/12/25*

Local authority and rates: Gloucester City Council - Tax Band B (£1,741.26 per annum) 2025/2026.
Electricity supply: Mains
Heating: Gas central heating.
Water supply: Mains
Sewerage: Mains
Broadband speed: Basic 18 Mbps, Superfast 80 Mbps - Highest available download speed.
Mobile phone coverage: EE, Vodafone, Three, O2.





FIRST FLOOR

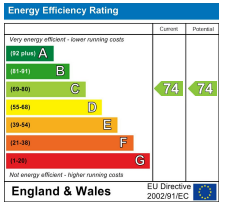



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
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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.




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DOCK
WAREHOUSE













