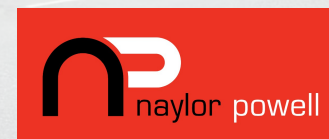




Ribston Hall Spa Road, Gloucester GL1 1UY

£165,000



Ribston Hall Spa Road, Gloucester GL1 1UY

• No onward chain • Two double bedroom characterful first floor apartment • Open plan kitchen & living accommodation • Modern family bathroom • One secure allocated parking space • Potential rental income of £1,150 pcm • EPC rating C72 • Gloucester City Council - Tax Band B (£1,741.26 per annum) 2025/2026

£165,000



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

01452 398010
docks@naylorpowell.com
www.naylorpowell.com

Entrance Hallway

Spacious hallway, with built-in storage cupboard benefitting from plumbing for an automatic washing machine, provides access to both bedrooms, living room and family bathroom.

Living Room

The spacious room allows for convenient space for both living and dining areas with sash window overlooking the front aspect allowing an abundance of natural light into the room. Newly installed plantation shutters are fitted to the window. Access is provided to the kitchen area.

Kitchen

The kitchen provides ample worktop and storage space with integrated hob and oven with space for freestanding appliances below the counter.

Bedroom One

Double bedroom with sash window overlooking the front aspect with newly fitted plantation shutters.

Bedroom Two

Double bedroom with built-in wardrobe and sash window overlooking the front aspect with newly fitted plantation shutters.

Bathroom

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

Outside

To the side of the building itself, a secure car parking area is accessed via double gates where one allocated parking space for the apartment as well as ample visitor parking

spaces. Secure intercom entry system to the front of the building is also found providing access to the building itself with stairwell leading to the apartment on the first floor.

Location

Positioned on Spa Road, Ribston Hall offers convenient access to the Historic Gloucester Quays benefitting from the designer outlet centre, which has an outstanding mix of high street and designer labels, with an array of eateries and waterfront bars. Moving into the City, you will find Gloucester Cathedral and a number of independent shops and boutiques. Gloucester bus station provides regular services to all surrounding suburbs. The train station is within 1.5 miles and offers direct lines to London and surrounding areas.

Material Information

Tenure: Leasehold with a lease length of 103 years remaining. Service charges total £2,300 per annum whilst and ground rent totals £300 per annum with all charges payable to the managing agent CMG Leasehold Management Ltd. Service charges are reviewed on a yearly basis with the next review of the ground rent due in 2028.

Information correct as of 26/12/2025

Local authority and rates: Gloucester City Council - Tax Band B (£1,741.26 per annum) 2025/2026.

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

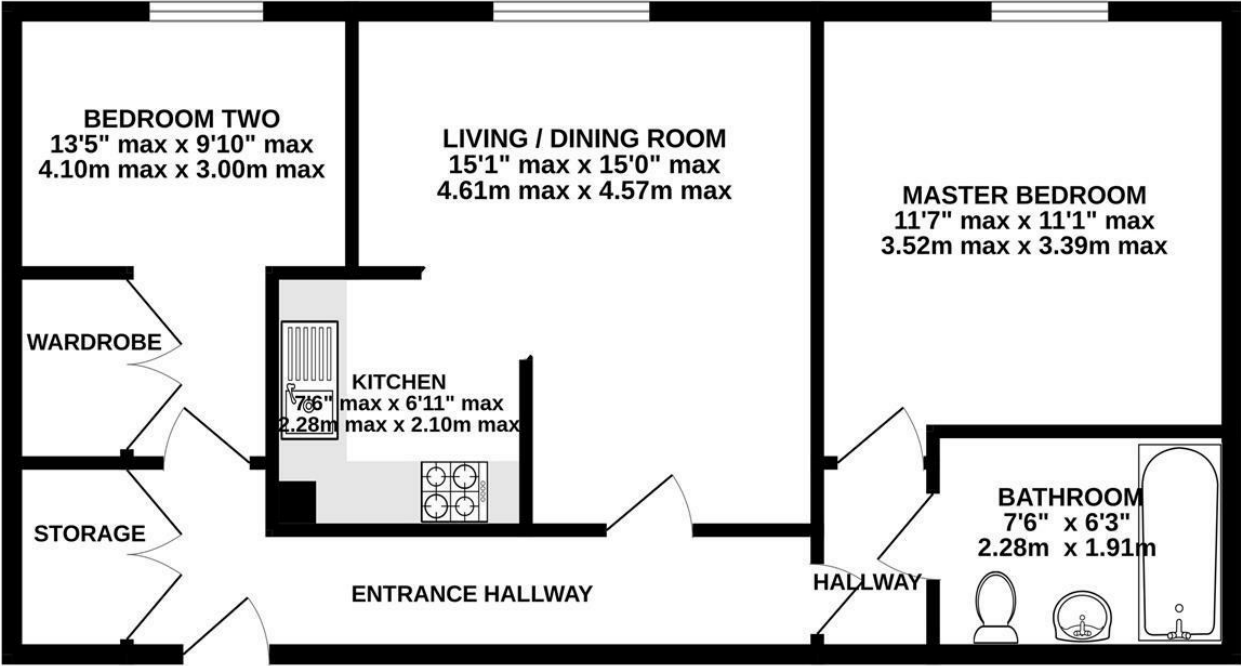
Heating: Electric

Broadband speed: Basic 16 Mbps, Ultrafast 1000 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.
Made with Metropix ©2025

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.

