

Provender, Gloucester Docks GL1 5BQ

£170,000

naylor powell

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• One double bedroom luxury apartment • No onward chain • Open plan kitchen and living space with integrated appliances • BLP warranty valid until 2028 • Ideal investment opportunity with current tenant situ • Potential rental income of £875 pcm • EPC rating B84 • Gloucester City Council - Tax Band B (£1,826.36 per annum) 2026/2027

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

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Entrance Hallway
Spacious entrance hall, with Karndean wood flooring that continues into the living area, also provides access to the bedroom, bathroom and large utility cupboard benefitting from plumbing for an automatic washing machine.

Open Plan Kitchen / Living Room
The open plan room benefits from convenient space for both lounge and dining areas with sliding doors providing access to a spacious balcony providing fantastic water views across the canal. The kitchen itself boasts ample worktop and storage space alongside integrated electric hob, oven, dishwasher, fridge and freezer.

Bedroom
Double bedroom with window overlooking the rear aspect and built-in double wardrobe.

Bathroom
Modern white suite family bathroom comprising of w.c, wash hand basin, heated towel rail, wall mounted mirror and bath with shower attachment over.

Outside
Externally the property benefits from parking to the front of the building within the communal car parking area. A convenient space for seating is also provided on the edge of the canal itself.

Location
Provender is superbly located for access to the shops, cafés, bars and restaurants throughout Gloucester Docks and beyond.
Outside the boundaries of the of the Quays, Gloucester Cathedral and Gloucester Rugby's Kingsholm stadium are just a few of the local attractions within easy reach. Surrounding countryside includes the nearby Cotswolds, Malvern Hills and the Wye Valley, all areas of outstanding natural beauty.

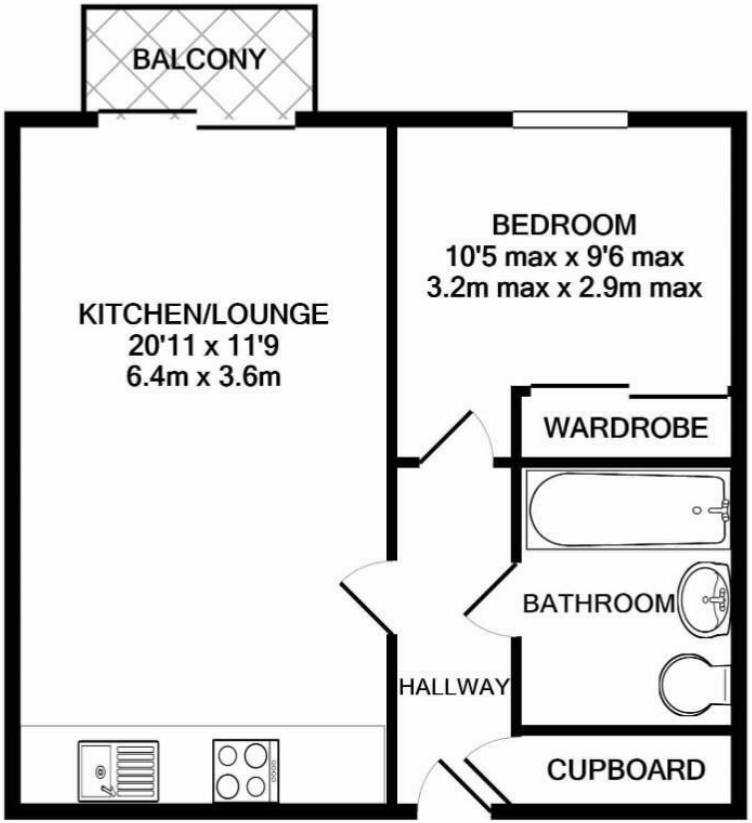
Material Information
Tenure: Leasehold with 200 years from January 2018. Managed by Bruton Knowles Management Company with a ground rent of £275 per annum alongside a service charge of £1,965.38 per annum covering security, maintenance of communal areas and the secure allocated parking space.
Information correct as of 15/07/26

EWS1 form has been granted as of 16/04/25

Local Authority and Rates: Gloucester City Council - Tax Band B (£1,826.36 per annum) 2026/2027.
Electricity supply: Mains.
Water supply: Mains.
Sewerage: Mains.
Heating: Gas central heating.
Broadband speed: Standard 17 Mbps download speed.
Ultrafast broadband speed 1000 mbps.
Mobile phone coverage: EE, Three, O2, Vodafone.







TOTAL APPROX. FLOOR AREA 464 SQ.FT. (43.1 SQ.M.)

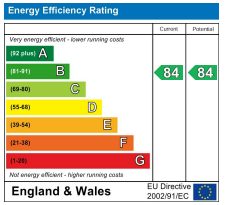
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used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