

Provender Bakers Quay, Gloucester Docks GL1 5BQ

Offers In The Region Of £160,000

naylor powell

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• Modern & stylish one bedroom third floor apartment • Open plan living room & kitchen with integrated appliances • Private balcony accessed from the living room • Secure allocated parking space • Potential rental income of £1,000 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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Accommodation
Positioned on the third floor of the modern provender building on the edge of the Historic Gloucester Docks, this stylish one bedroom apartment is found. Open plan living accommodation allows for suitable space for both living and dining areas with the kitchen area benefitting from ample worktop and storage space with a range of integrated appliances to include hob, oven, dishwasher, fridge and freezer. Sliding doors from the living area open to the south facing balcony providing a suitable outdoor seating area with views towards the canal.
Double bedroom offers built-in wardrobes whilst continuing to allow an abundance of natural light into the apartment via the south facing window. The modern tiled white suite bathroom comprises w.c, wash hand basin, heated towel rail, wall mounted mirror and bath with shower attachment over. Internally the apartment is complete with a spacious utility cupboard in the hallway offering convenient space alongside plumbing for an automatic washing machine.

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 £179 per annum alongside a service charge of £1,564.33 per annum covering security, maintenance of communal areas and the secure allocated parking space.
Information correct as of 16/11/26

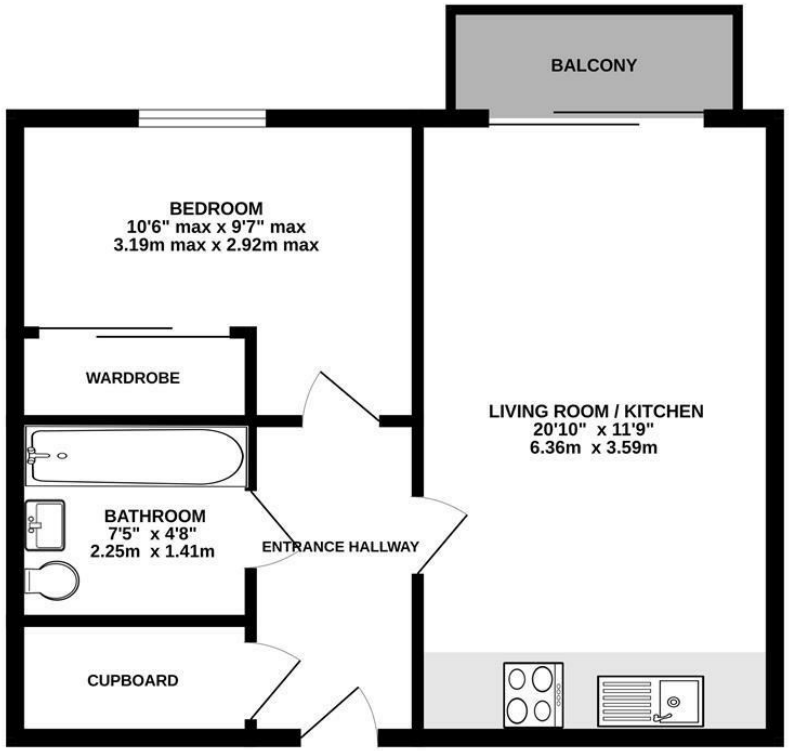
EWS1 form has been granted as of 16/04/25

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.





FIRST FLOOR

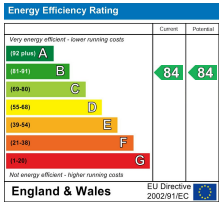


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



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PROVENDER