

Merchants Quay, Gloucester Docks GL1 2EW

£150,000

naylor powell

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• No onward chain • Immaculately presented one bedroom apartment • Juliet balcony from the lounge with views towards the Victoria basin • Modern refurbished shower room • Secure allocated parking space • Potential Rental Income Of £875 pcm • EPC rating C75 • 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 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 living and dining areas with Juliet balcony and additional window to the side allowing an abundance of natural light into the room. The kitchen area benefits from ample worktop and storage space with integrated appliances to include fridge, freezer, washing machine, four ring gas hob and electric oven.

Bedroom
Spacious double bedroom with window facing to the side aspect allowing further natural light into the property.

Shower Room
Recently refurbished by the current owners, the modern shower room comprises walk-in shower, w.c, wash hand basin and heated towel rail.

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 top floor. The apartment is complete with a secure allocated parking space located in the Barge Arm East development.

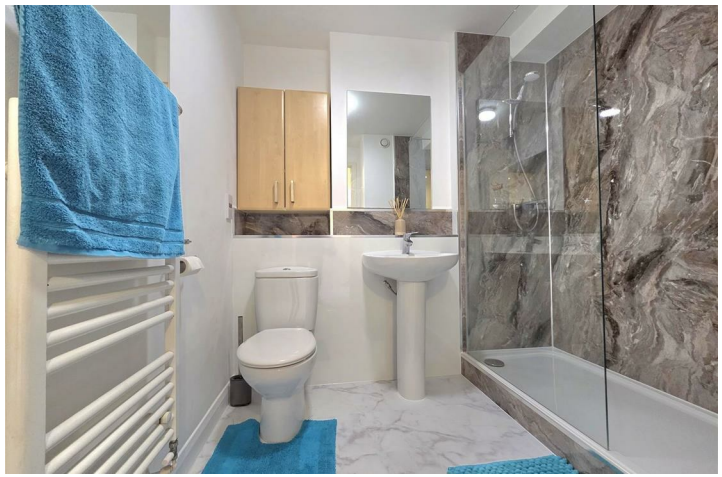
Location
With views towards the main basin, Merchants Quay constructed in 2011 is an open air development situated in the heart of the historic Gloucester Docks. Transformed in recent years to become a sought after residential area, the popular destination holds developments throughout the year to include 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 183 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 20/8/26*

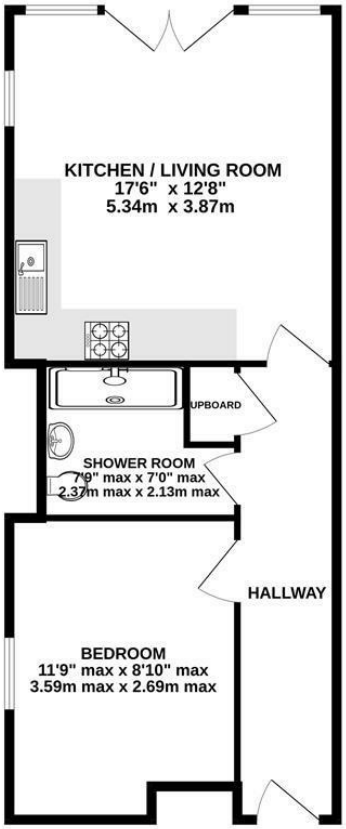
EWS1 form has been granted as of 15/04/26

Local authority and rates: Gloucester City Council - Tax Band B (£1,826.36 per annum) 2026/2027.
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

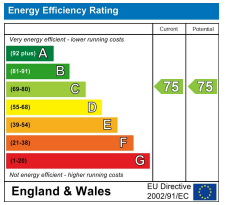


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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