5 Suffolk House 82 Eastgate Street, Gloucester GL1 1QN

£77,500

naylor powell

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• One bedroom apartment • Open plan kitchen / living room • No onward chain • Permit parking available • Ideal investment opportunity • City centre location • EPC rating E56 • Potential rental income £725 pcm • Gloucester City Council - Tax Band A (£1,565.44 per annum) 2026/2027

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

01452 398010
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www.naylorpowell.com

£77,500

Entrance Hall
Storage cupboard and electric heater.

Bedroom
Large double bedroom with space for wardrobes, window to rear aspect, electric heater and feature fireplace.

Bathroom
Large white suite comprising bath with overhead shower, w.c, wash hand basin and heated towel rail.

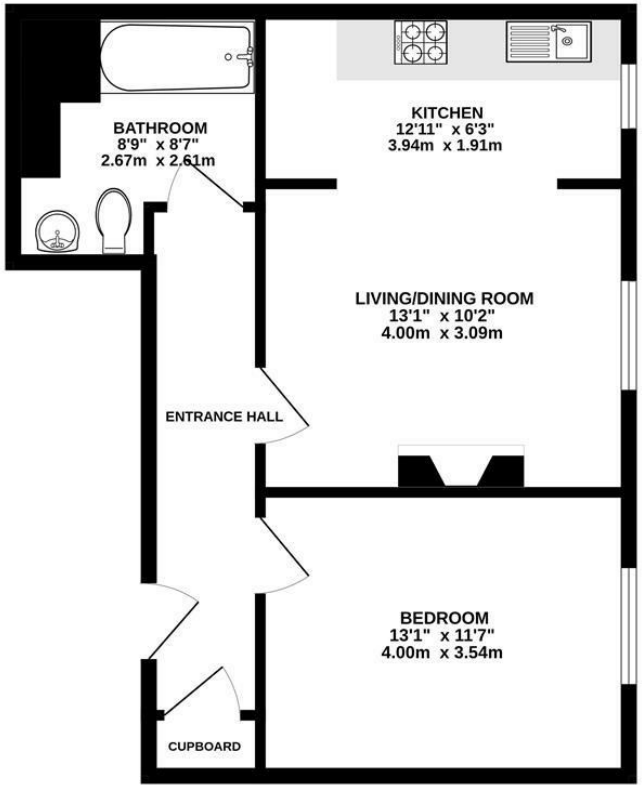
Living Room
Window to rear aspect, electric radiator, feature fireplace. Open plan style to kitchen.

Kitchen
Open plan kitchen attached to living room comprising wall length counter tops with base and wall units. Oven with overhead extractor, plumbing for washing machine and space for fridge/freezer.

Material Information
Local authority and rates: Gloucester City Council - Tax Band A (£1,565.44 per annum) 2026/2027
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Electric Heating
Broadband speed: i.e Basic 16 Mbps, Superfast 80 Mbps
Mobile phone coverage: i.e Vodafone, Three, O2
Managed by Mounthawke Management. The property is leasehold and has a length of 102 years remaining.
Ground rent is at a cost of £25.00 per annum, service charge at a cost of approximately £2000.00 per annum.
Information correct as of 23/10/2025

Agent Note
Please note, the marketing photos were taken prior to the current tenant moving in to the property.

GROUND 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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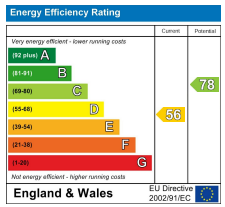
Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

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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