

**21 SOUTH POINT 17 SEVERN ROAD, THE DOCKS, GLOUCESTER, GL1 2LE**

**PRICE £275,000**

**LEASEHOLD GLOUCESTER CITY COUNCIL COUNCIL TAX BAND D**



Floorplan for guidance only – not to scale

Enviably located at Gloucester Docks for this spacious TWO DOUBLE BEDROOM penthouse apartment located on the third and fourth floor of this purpose built block which is accessed via lift or stairs.

After exiting the lift (or stairs) on the third floor you will locate the front entrance door for Apartment 21 which gives access into the roomy and pleasant hallway, here you will find a linen/storage cupboard and doors also lead off to the main bathroom and to the two double bedrooms which overlook the River Severn at the rear and one of which has a built-in wardrobe, en suite shower room and Juliette balcony. Stairs from the hall lead to the next floor where you come straight to the study area (tucked on the right-hand side); the large spacious living room is open to the dining room with windows and doors to the large WEST FACING balcony and open access to the large fitted kitchen embracing modern day open plan living/entertaining. There is electric heating, double glazing and an allocated undercroft parking space.

Leasehold - 178 years remaining

Maintenance Charge £137 per month

Ground Rent £250 per annum (to be confirmed)

PETS ALLOWED (subject to terms and conditions)

Potential for EV charger (subject to terms and conditions)



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Leasehold - 178 years remaining

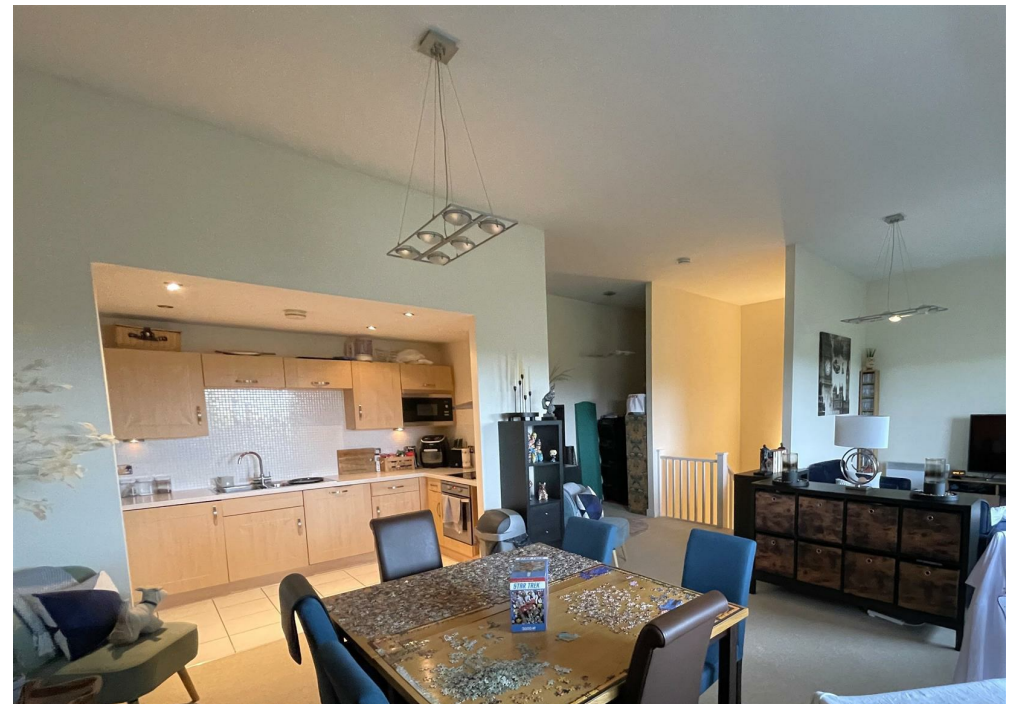
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The property is currently tenanted but is offered for sale with vacant possession.









Gloucester Docks: Heritage Meets Waterside Living

Steeped in maritime history and beautifully regenerated, Gloucester Docks offers a unique blend of character, culture, and convenience. Once a bustling Victorian port, the area has been transformed into a vibrant waterside destination—home to stylish apartments, independent cafés, and a thriving community.

Residents enjoy scenic walks along the canal, weekend markets, and easy access to the award-winning Gloucester Quays outlet centre, with its mix of designer brands, restaurants, and entertainment. The Docks also host regular events and festivals, adding to the lively atmosphere year-round.

With its blend of historic architecture and modern living, Gloucester Docks is more than just a location—it's a lifestyle. Whether you're drawn to the waterside views, the cultural buzz, or the sense of community, this is a place that continues to inspire.


All information subject to legal confirmation

Important Notice: SureLet have not tested any apparatus/installations/ services and cannot vouch for their condition. We therefore strongly recommend that their condition is verified by prospective purchaser(s) through surveyors or solicitors.

Money laundering regulations: To comply with money laundering regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale, should your offer be acceptable to the Seller(s).

SureLet may offer to assist in arranging insurance or other products/services and/or mortgages and may be entitled to receive commission in respect of any services provided. It is your decision whether you choose to deal with a company or service we recommend to you. In making that decision, you should know that we may receive referral fees worth between £200 and £1500 per annum



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
		74	82
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

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