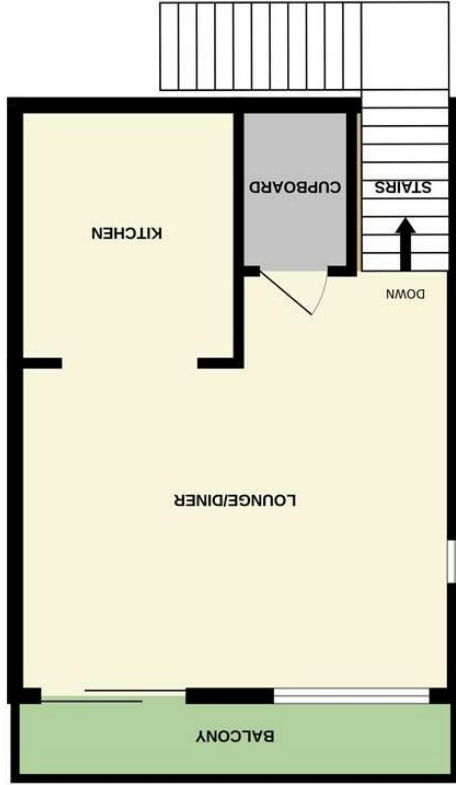
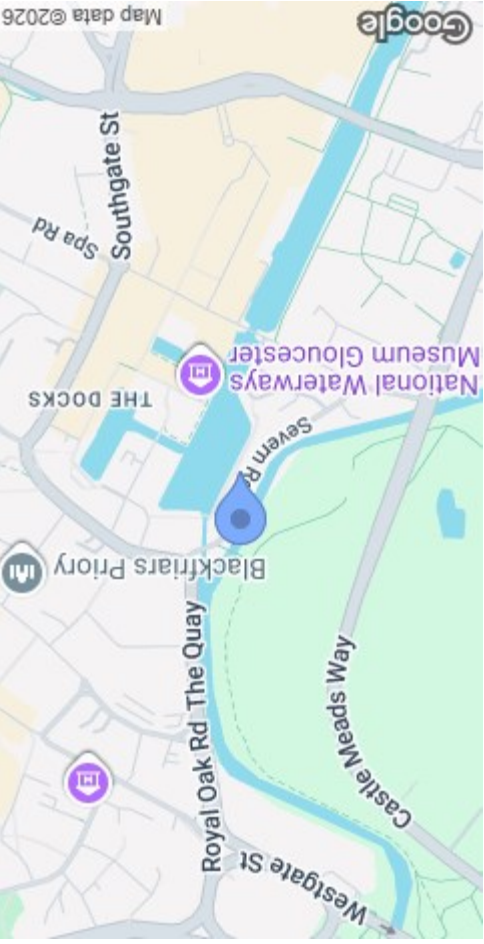


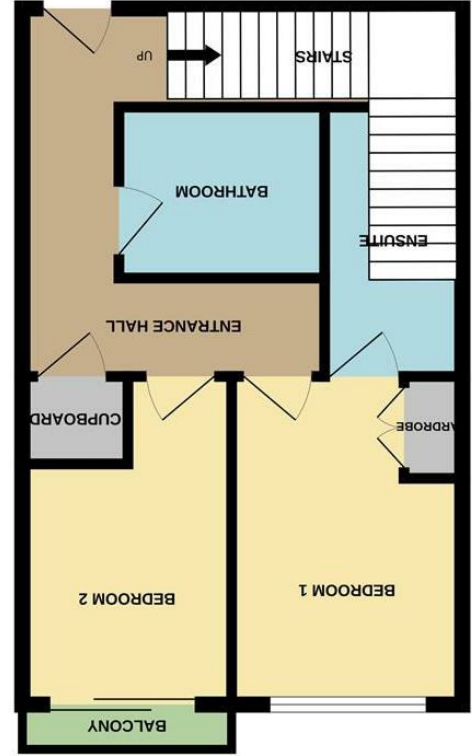


MISREPRESENTATION DISCLAIMER  
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.

Energy Efficiency Rating	Environmental Impact (CO <sub>2</sub> ) Rating																												
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1ST FLOOR



GROUND FLOOR

What 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 or omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The service, spaces and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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16 South Point, 17 Severn Road  
 Gloucester GL1 2LE



STEVE GOOCH  
 ESTATE AGENTS | EST 1985

**£235,000**

A well presented two double bedroom penthouse apartment situated within the popular Gloucester Quays having a spacious open plan living/dining area enjoying a balcony offering stunning views of the waterfront and is all offered with no onward chain.

The accommodation briefly comprises spacious entrance hall, open plan living/dining space, fully fitted kitchen, two double bedrooms with the master having an en-suite shower room, bathroom and bedroom two with a balcony.

Outside there is allocated secure parking in the private carpark.

One of the most popular tourist destinations in the city, the Gloucester Quays – sometimes known as the Gloucester Quays Designer Outlet Centre – is a thriving entertainment hub. It includes a multi-screen cinema, bars and restaurants, as well as an outlet shopping centre, all just a short walk from the docks.



Door via an intercom system leads into:

**COMMUNAL AREA**

Having stairs and a lift.

**GROUND FLOOR ACCOMMODATION**

**ENTRANCE HALL**

13'5 x 10'11 max (4.09m x 3.33m max)

Doors leading off, electric consumer unit, telephone and camera entrance system, heating controls, storage cupboard, stairs lead to the first floor.

**BEDROOM 1**

11'11 x 8'5 (3.63m x 2.57m)

Built in storage cupboard, electric heater, tv point, telephone point, double glazed window to front elevation overlooking the docks, through to:

**EN-SUITE SHOWER ROOM**

9'3 x 5'1 (2.82m x 1.55m)

White suite comprising pedestal wash hand basin with a mixer tap, close coupled w.c., double walk in shower unit, tiled floor, part tiled walls, chrome heated towel rail, extractor fan, shaver point and spotlights.

**BEDROOM 2**

11'11 x 7'7 (3.63m x 2.31m)

Electric radiator, double glazed sliding patio doors leading onto a balcony which views across the docks.

**BATHROOM**

6'10 x 6'2 (2.08m x 1.88m)

White suite comprising close coupled w.c., pedestal wash hand basin with a mixer tap, bath with a mixer tap and shower over, half tiled walls, chrome heated towel rail, extractor fan, spotlights, shaver point.

Stairs lead to the first floor.

**FIRST FLOOR ACCOMMODATION**

**OPEN PLAN LOUNGE/DINER**

16'3 x 14'4 (4.95m x 4.37m)

Two electric heaters, tv point, telephone point, overstairs storage cupboard with slatted shelving and ample storage space, double glazed window to side elevation, double glazed patio doors and a picture window onto a balcony which provides a lovely seating area and views across the docks, opening through to:

**KITCHEN**

8'2 x 8' (2.49m x 2.44m)

White modern fitted kitchen comprising of a range base, drawer and wall mounted units, roll edge worksurfaces, stainless steel single drainer one and a half bowl sink unit with a mixer tap, tiled splashbacks, tiled floor, built in dishwasher, electric oven and hob, extractor fan, integral fridge/freezer and microwave and spotlights.

**SERVICES**

Mains water, electricity and drainage.

**WATER RATES**

To be advised.

**LOCAL AUTHORITY**

Council Tax Band: C  
Gloucester City Council, Herbert Warehouse, The Docks,  
Gloucester GL1 2EQ.

**TENURE**

Leasehold.

**LEASE**

150 Years from 1st January 2005.

**MAINTENANCE CHARGES**

To be confirmed.

**GROUND RENT**

£250.00 Per Annum.

**VIEWING**

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 6.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

**DIRECTIONS**

From Westgate Island take The Quay towards Gloucester Docks and at the left hand bend turn right over the bridge onto Severn Road where the property can be found on the left hand side.

**PROPERTY SURVEYS**

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).