

Albert Warehouse, Gloucester GL1 2EE

£165,000

naylor powell

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• Characterful one double bedroom apartment • Open plan kitchen and living accommodation • Waterside views overlooking the Victoria basin • Secure allocated parking space • Potential rental income of £875 pcm • No onward chain • Gloucester City Council - Tax Band B (£1,826.36 per annum) 2026/2027 • EPC rating of D66

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

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Entrance Hallway
Spacious hallway provides access to the bedroom, bathroom, living area and to a built-in storage cupboard.

Bedroom
Double bedroom with further characterful features and further waterside views via the windows.

Open Plan Kitchen/Living Room
The generous open plan space boasts an abundance of characterful features including beams, pillars and exposed brickwork. The kitchen benefits from worktop and storage space with integrated appliances to include hob, oven and dishwasher, with space to accommodate a washing machine and freestanding fridge freezer. Stepping up from the kitchen, the cosy living area provides a multi use space with plenty of natural light from the many windows.

Bathroom
Modern white suite bathroom comprises w.c, wash hand basin and bath with shower attachment over.

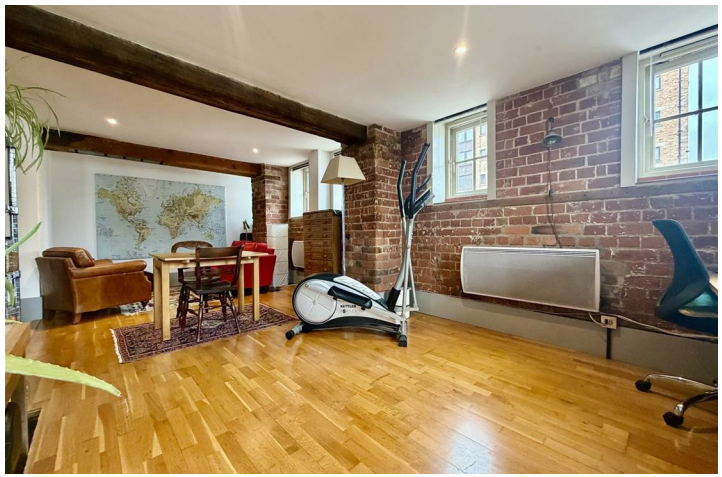
Outside
The property benefits from bike storage and bin stores are available to all residents of Albert Warehouse within the gated area to the front of the building.

Location
To the south of the main docks area is the Gloucester Quays designer outlet centre, a short half mile away, which has an outstanding mix of high street and designer labels, with an array of eateries and waterfront bars. Moving into the City, you will find Gloucester Cathedral and a number of independent shops and boutiques. Gloucester bus station provides regular services to all surrounding suburbs. The public bus station and train station is within a 20 minute walk and offers direct lines to London.

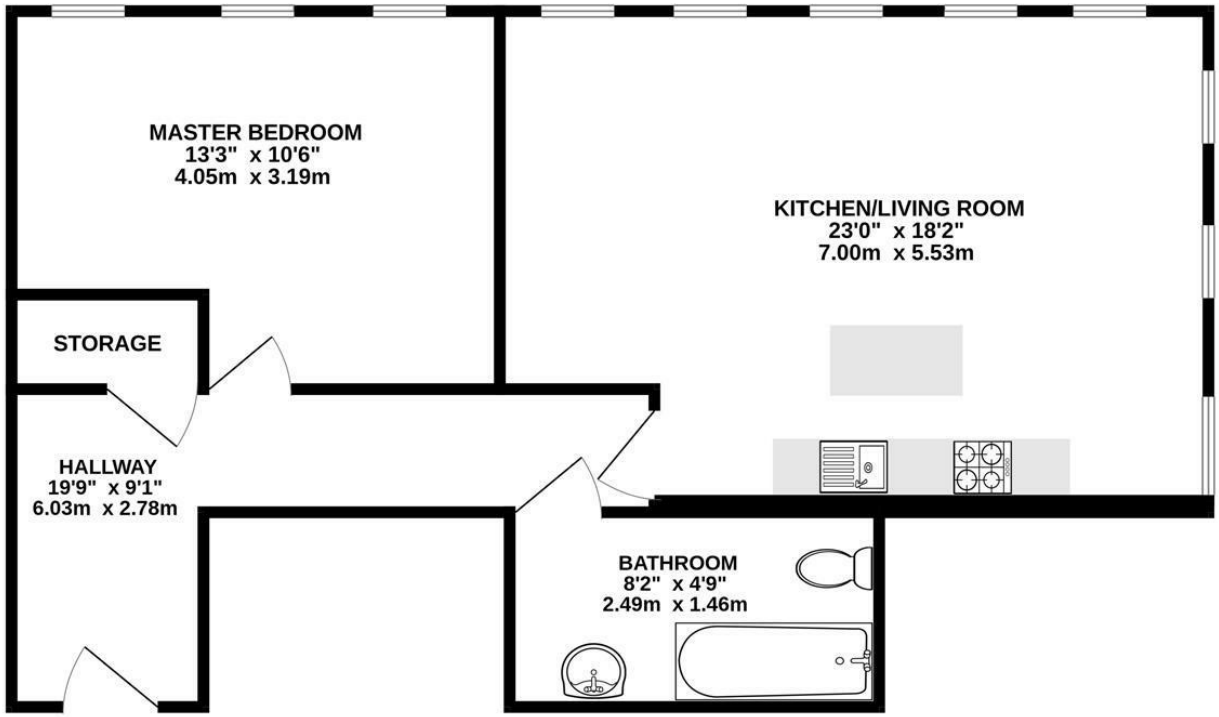
Material Information
Tenure: Leasehold of 200 years (less 20 days) from 1st January 1992. Managed by Ash & Co at an approximate charge of £3,115 per annum for year ending 2026. (Part covers normal shared building maintenance, management and insurances; just over 40% covers Docks Service Charge (DSC) including security, CCTV, cleaning and maintenance for the private Docks estate, operated by GDECL).
Information correct as of 01/07/26

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: Electric
Broadband speed: Basic 17 Mbps, Superfast 80Mbps, Ultrafast 1000 Mbps- Highest available download speed
Mobile phone coverage: Three, O2, Vodafone, EE.





GROUND FLOOR

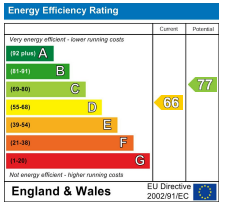


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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