



Provender, Gloucester Docks GL1 5BQ

£170,000



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• One double bedroom luxury apartment • No onward chain • Open plan kitchen and living space with integrated appliances • BLP warranty valid until 2028 • Ideal investment opportunity with current tenant situ

£170,000

Entrance Hallway

Spacious entrance hall, with Karndean wood flooring that continues into the living area, also provides access to the bedroom, bathroom and large utility cupboard benefitting from plumbing for an automatic washing machine.

Open Plan Kitchen / Living Room

The open plan room benefits from convenient space for both lounge and dining areas with sliding doors providing access to a spacious balcony providing fantastic water views across the canal. The kitchen itself boasts ample worktop and storage space alongside integrated electric hob, oven, dishwasher, fridge and freezer.

Bedroom

Double bedroom with window overlooking the rear aspect and built-in double wardrobe.

Bathroom

Modern white suite family bathroom comprising of w.c., wash hand basin, heated towel rail, wall mounted mirror and bath with shower attachment over.

Outside

Externally the property benefits from parking to the

front of the building within the communal car parking area. A convenient space for seating is also provided on the edge of the canal itself.

Location

Provender is superbly located for access to the shops, cafés, bars and restaurants throughout Gloucester Docks and beyond. Outside the boundaries of the of the Quays, Gloucester Cathedral and Gloucester Rugby's Kingsholm stadium are just a few of the local attractions within easy reach. Surrounding countryside includes the nearby Cotswolds, Malvern Hills and the Wye Valley, all areas of outstanding natural beauty.

Material Information

Tenure: Leasehold with 200 years from January 2018. Managed by Bruton Knowles Management Company with a ground rent of £275 per annum alongside a service charge of £1,965.38 per annum covering security, maintenance of communal areas and the secure allocated parking space.

Information correct as of 15/07/26

EWS1 form has been granted as of 16/04/25



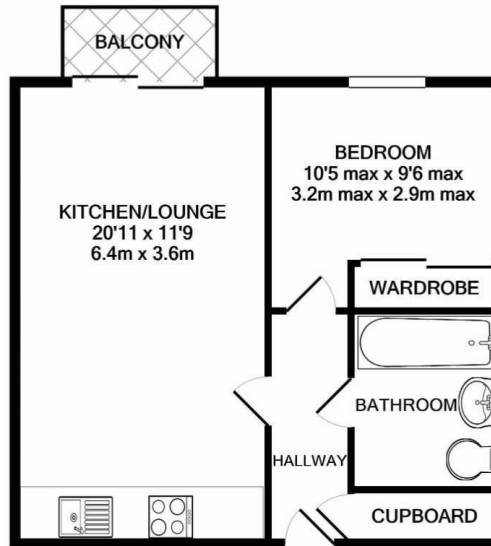
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TOTAL APPROX. FLOOR AREA 464 SQ.FT. (43.1 SQ.M.)

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