



Provender , Gloucester Docks GL1 5BQ
Auction Guide £125,000



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- No onward chain
- Sold by modern method of auction
- Modern one bedroom stylish apartment
- Open plan living room & kitchen with integrated appliances
- Private balcony accessed from the living room
- Potential rental income of £950 pcm
- EPC rating B84
- Gloucester City Council - Tax Band B (£1,741.26 per annum) 2025/2026

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

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Entrance Hallway

Spacious entrance hall, with Karndeian 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.

Living Room / Kitchen

The open plan room benefits from convenient space for both lounge and dining areas with sliding doors providing access to the private balcony to the rear. 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 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 £167 per annum alongside a service charge of £1,901.15 per annum covering security, maintenance of communal areas, building insurance and the secure allocated parking space.

Information correct as of 03/03/25

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

Local Authority and Rates: Gloucester City Council - Tax Band B (£1,741.26 per annum) 2025/2026.

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

Heating: Gas central heating.

Broadband speed: Standard 17 Mbps download speed. Ultrafast broadband speed 1000 mbps.

Mobile phone coverage: EE, Three, O2, Vodafone.

Auction Information

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

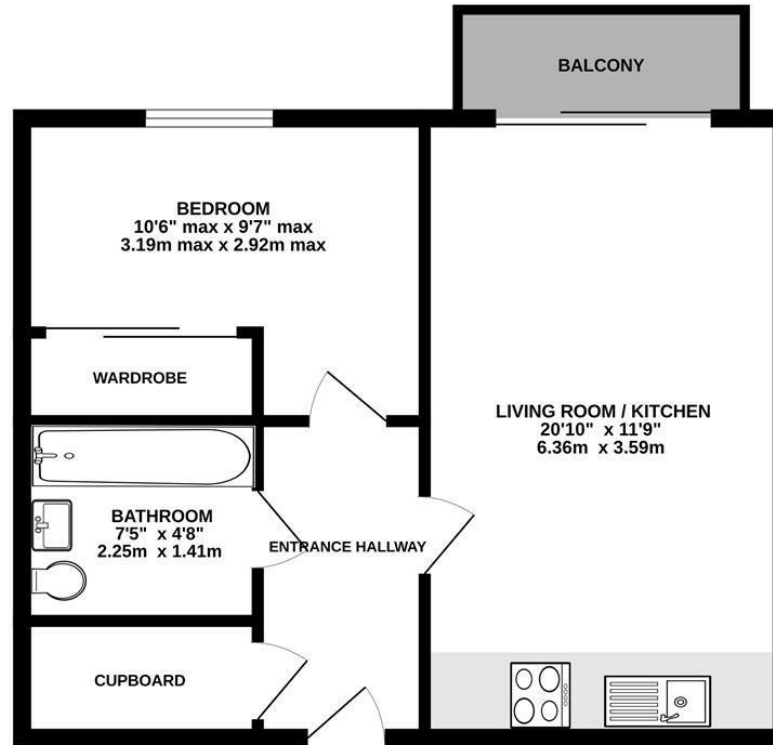
A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.



FIRST 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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Disclaimer: These particulars do not form part of any contract and no responsibility is accepted for any errors or omissions in any statement made, whether verbally or written for or on behalf of Naylor Powell.

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.

