

12 Biddle & Shipton, Gloucester GL1 2BY

£160,000

naylor powell

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• No onward chain • Generous open plan living & kitchen accommodation • Characterful one double bedroom apartment • Secure allocated parking space • EPC rating of C78 • Gloucester City Council - Tax Band B (£1,826.36 per annum) 2026/2027

£160,000

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

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Accomodation
Accessed via a secure intercom entrance, the charming communal areas showcase a wealth of character features reflecting the building's original use as a flour mill during the mid-19th century. The apartment is situated on the second floor, with access via stairs or lift and its own secure entrance door.

The property benefits from a generous utility and storage cupboard with plumbing for an automatic washing machine, alongside a well-presented bathroom fitted with a white suite comprising a bath with shower over.

The open-plan living accommodation offers a versatile layout, incorporating a modern kitchen with a range of units, work surfaces and integrated appliances, including a fridge and freezer, low-level oven, hob and dishwasher. There is ample space for both living and dining furniture, with the impressive full-length window providing views across the dry dock and main docks basin. The window opens to create a slim Juliet balcony, offering further views along the Gloucester and Sharpness Canal.

The accommodation is completed by a double bedroom, with exposed brickwork and beams throughout enhancing the apartment's distinctive character. Further benefits include secure basement storage and an allocated, secure undercover parking space.

Outside
An allocated parking space for the apartment is secured in the gated complex within the Barge Arm East building a short walk from the apartment. The building is accessed via coded entry system.

Location
Set in the heart of the highly sought after and historic Gloucester Docklands the area provides an eclectic mix of both contemporary and period architecture overlooking various water basins and housing a mix of independent restaurants and bistros. To the the Gloucester Quays designer outlet centre provides mix of high street and designer labels, with an array of eateries and waterfront bars. A short mile walk into the City, you will find Gloucester Cathedral and a number of independent shops and boutiques. The recently renovated Gloucester bus station provides regular services to all surrounding suburbs whilst the train station is within 1.5 miles and offers direct lines to London making the area a firm favourite with working professionals

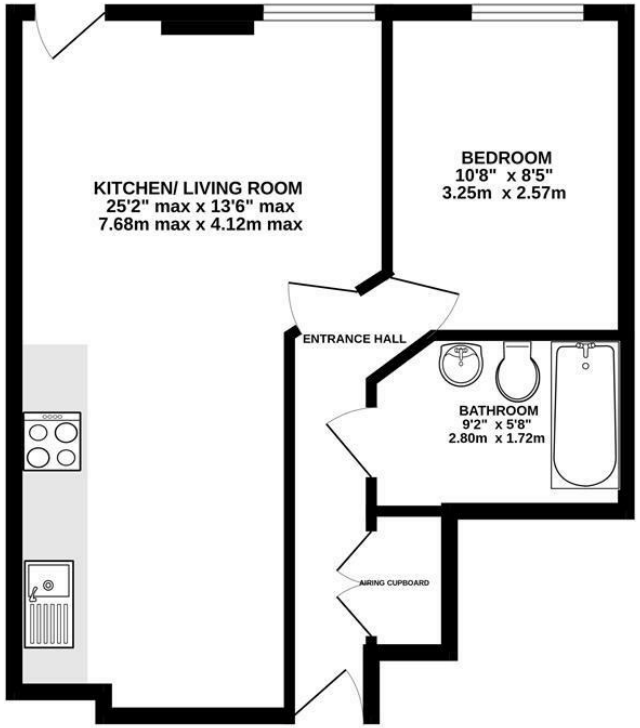
Material Information
Tenure: Leasehold property of 200 years (less 20 days) from 01/01/1992 managed Ash & Co at a charge of approximately £2797.38 per annum. Part covers normal shared building maintenance, management and insurances; just over 40% covers Docks Service Charge (DSC) including security, CCTV, cleaning and maintenance for the private Docks estate, operated by GDECL. Charges are reviewed every year. *Information correct as of 21/10/2026*

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





GROUND FLOOR
480 sq.ft. (44.6 sq.m.) approx.



5 BIDDLE

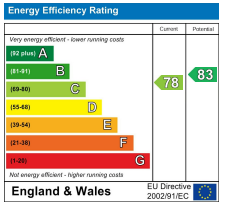
TOTAL FLOOR AREA : 480 sq.ft. (44.6 sq.m.) approx.

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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