



82 Eastgate Street, Gloucester GL1 1QN

Offers Over £85,000



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• No onward chain • One bedroom apartment • City centre location • Ideal investment opportunity • Permit parking available • Potential rental income £725 pcm • EPC rating D55 • Gloucester City Council - Tax Band A (£1,565.44 per annum) 2026/2027



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

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Entrance Hallway

Spacious hallway provides access to the bedroom, living room and bathroom.

Open Plan Kitchen / Living Room

The light and airy open plan room provides suitable space for both living and dining areas with two windows overlooking the front aspect of the building. The kitchen area itself benefits from ample worktop and storage space with plumbing for an automatic washing machine below and integrated electric hob and oven.

Bedroom

Double bedroom with window overlooking the front aspect.

Bathroom

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

Location

Situated in the heart of Gloucester city centre, the property is ideally placed for easy access to a wide range of amenities, with the shops, cafés, bars and restaurants of Eastgate Street and the surrounding city centre all within easy reach. Gloucester Docks

and Gloucester Quays are also within walking distance, offering a further selection of restaurants, leisure facilities and retail outlets. The property is also conveniently located to Gloucester Railway Station, while excellent road links provide access to the M5 motorway network.

Material Information

Leasehold: Managed by Mounthawke Management. The property is leasehold and has a length of 102 years remaining. Ground rent is at a cost of £25.00 per annum, service charge at a cost of £1,200 per annum.

Information correct as of 3/9/26

Local authority and rates: Gloucester City Council - Tax Band A (£1,565.44 per annum) 2026/2027

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

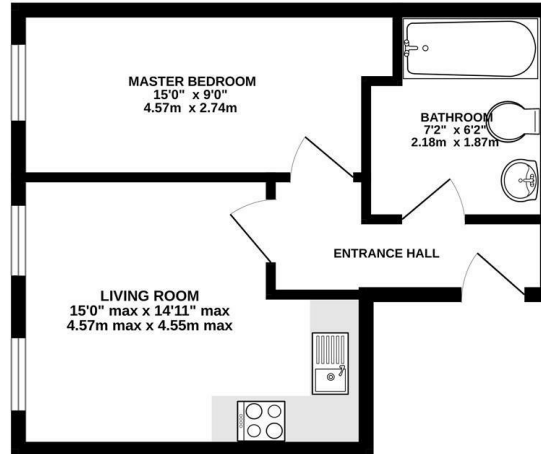
Heating: Electric Heating

Broadband speed: Basic 16 Mbps, Superfast 80 Mbps

Mobile phone coverage: Vodafone, Three, O2



GROUND FLOOR
322 sq. ft. (29.9 sq.m.) approx.



TOTAL FLOOR AREA: 322 sq.ft. (29.9 sq.m.) approx.
Whilst every effort has been made to ensure the accuracy of the figures contained here, measurements of plots, windows, doors and any other items are approximate and no responsibility is taken for any error or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Based on Naylor 12/2023

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.

