

4 Suffolk Drive, Gloucester GL1 2AF

£154,750

naylor powell

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• No onward chain • Two double bedroom first floor apartment with en-suite to master • Generous sized living accommodation • Spacious balcony from the living room • Allocated parking space • Potential rental income of £995 pcm • EPC rating B82 • Gloucester City Council - Tax Band B (£1,826.36 per annum) 2026/2027

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

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Entrance Hallway
Spacious hallway provides access to both bedrooms, living room, bathroom and to a built-in storage cupboard.

Living Room
Light and airy room allows for both living and dining areas whilst opening through to the kitchen. Access is also provided via French doors to a balcony providing suitable outdoor space.

Kitchen
The kitchen boasts ample worktop and storage space with integrated gas hob and electric oven. Plumbing for an automatic washing machine is also provided alongside space for a free standing fridge freezer.

Bedroom One
Double bedroom with window overlooking the front aspect and access to an en-suite shower room.

En-Suite
White suite shower room comprises w.c, wash hand basin and shower cubicle.

Bedroom Two
Double bedroom with window overlooking the front aspect and access to a built-in storage cupboard.

Bathroom
White suite bathroom comprises w.c, wash hand basin, and bath with potential for a shower attachment from the tap.

Outside
Externally the property boasts communal green spaces whilst to the rear the apartment further benefits from an allocated parking space.

Location
Suffolk Drive is located on the outskirts of the St Oswalds retail park offering an array of shops, eateries, gym, and a Tesco supermarket. The property is also within a short distance of the historical Gloucester City Centre and the popular Gloucester Quays providing further access to shops, bars, restaurants, alongside various other amenities. The famous Kingsholm Stadium, home to Gloucester Rugby is also within close proximity. Within a short distance of the bus and train station offering a direct line to London Paddington this location is ideal for both professionals, first time buyer and investors alike.

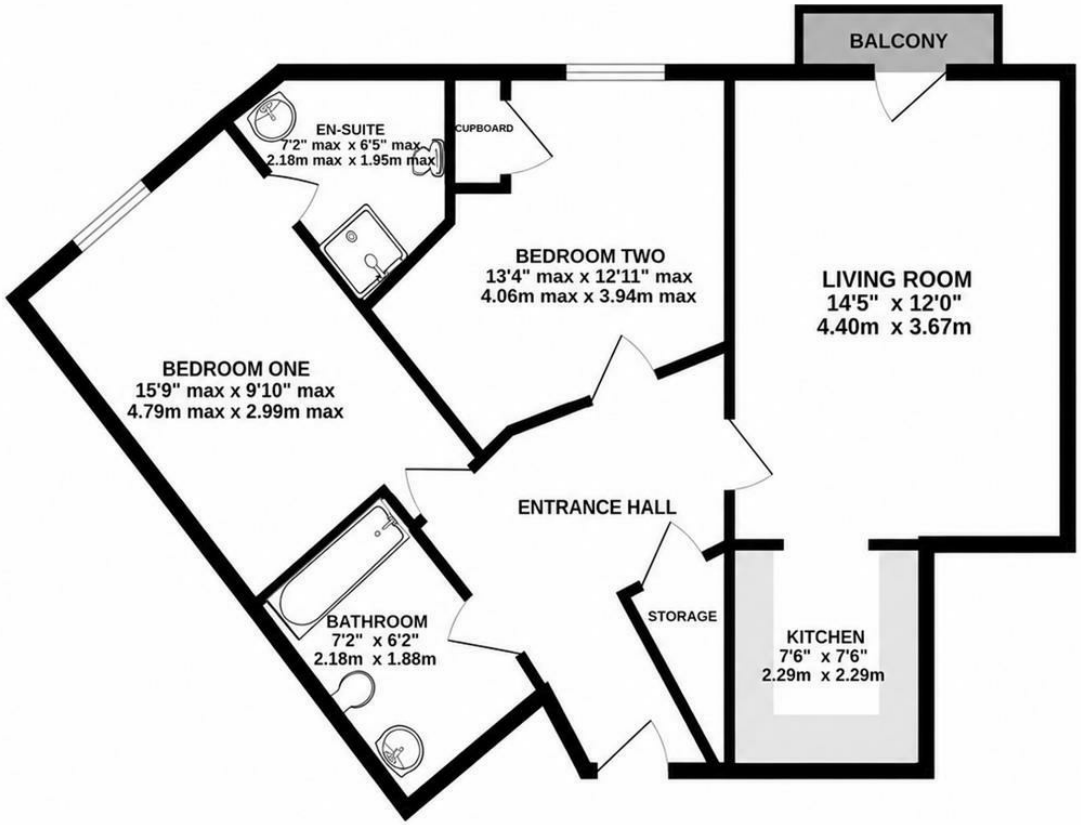
Material Information
Tenure: Leasehold - 125 year lease from 1/1/2008 with XXX years remaining. Ground rent of £XXX per annum. Service charge of approximately £XXX per annum paid annually to include building insurance and general maintenance of the communal area and grounds. All costs payable to the management company First Port. *Information correct as of 27/08/2026*

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: Gas Central Heating.
Broadband speed: Basic 16 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps - Highest available download speed
Mobile phone coverage: Three, EE, Vodafone, O2.





GROUND FLOOR

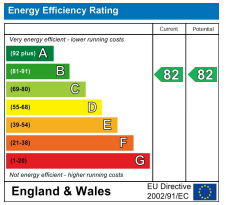


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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