

444 Provender, St Ann way, Gloucester GL1 5BQ

£240,000

naylor powell

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• No onward chain • Two bedroom top floor duplex apartment • Generous sized balcony with water views • Modern apartment with integrated appliances • Potential rental income of £1,250 pcm • EPC rating of B86 • Gloucester City Council - Tax Band C (£2,087.26 per annum) 2026/2027

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

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Accommodation

The apartment features a spacious open-plan living area with a modern fitted kitchen, integrated appliances and sliding doors opening onto a private balcony overlooking Gloucester Docks. Double-height ceilings and wood-effect flooring create a bright, contemporary space.

There are two well-proportioned bedrooms, with fitted mirrored wardrobes and modern en-suite in the master bedroom. The second bedroom is located on the mezzanine area overlooking the lounge below. Velux windows above provide natural light into the space whilst access is also provided to a walk-in wardrobe with the combi boiler to the rear.

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

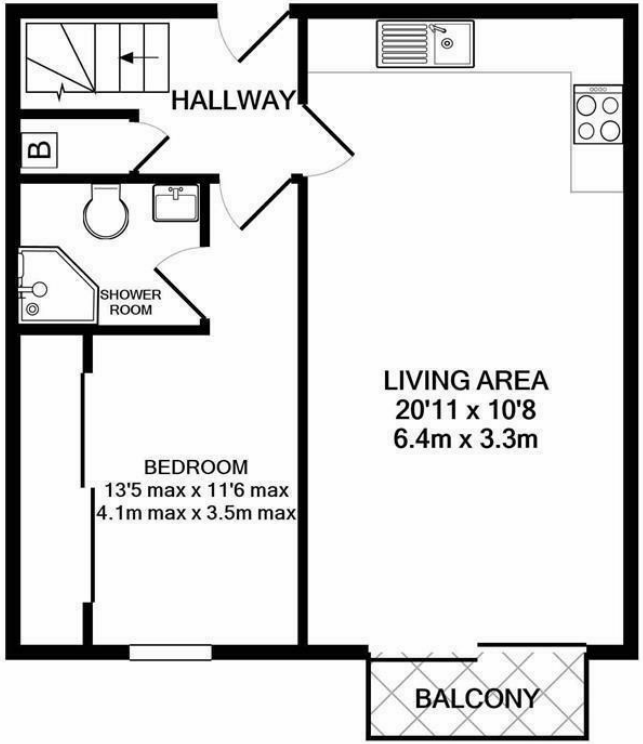
Tenure: Leasehold with 200 years from January 2018. Managed by Bruton Knowles Management Company with a ground rent of £250 per annum alongside a service charge of £2,212 per annum covering security and maintenance of communal areas.
Information correct as of 09/10/26

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

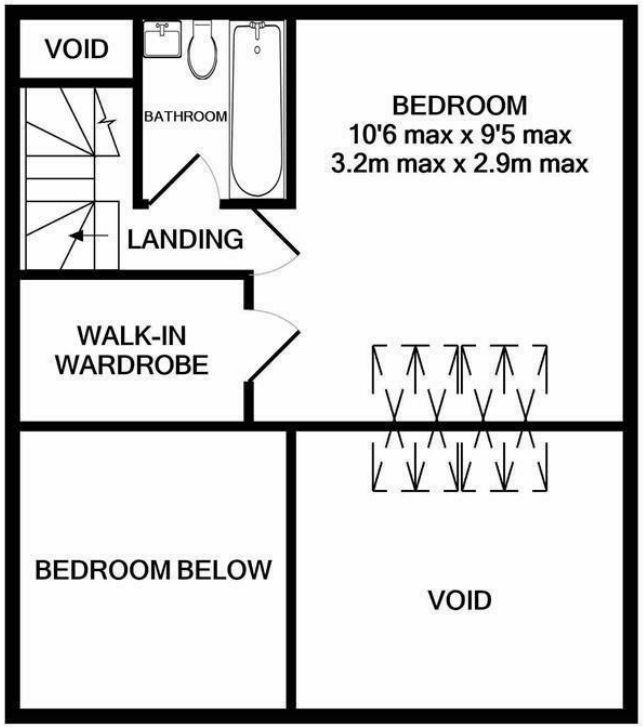
Local Authority and Rates: Gloucester City Council - Tax Band C (£2,087.26 per annum) 2026/2027.
Electricity supply: Mains.
Water supply: Mains.
Sewerage: Mains.
Heating: Gas central heating.
Broadband speed: Standard 17 Mbps download speed. Ultrafast broadband speed 1000 mbps.
Mobile phone coverage: EE, Three, O2, Vodafone.







GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 696 SQ.FT. (64.7 SQ.M.)

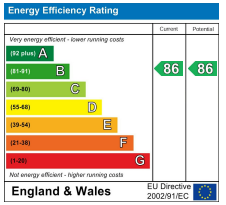
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used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



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