445 Provender St. Ann Way, Gloucester GL1 5BQ

£239,995

naylor powell

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• No onward chain • Two bedroom top floor duplex apartment • Situated in the popular Gloucester Docks • Generously sized balcony with water views • Modern apartment with integrated appliances • EPC rating B85 • Potential rental income of £1,250 pcm • Gloucester City Council - Tax Band C (£2,087.26 per annum) 2026/2027

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Entrance Hallway
Stepping into a spacious entrance hall which provides access to the master bedroom, stairs to the first floor and kitchen living room. Benefits from built-in utility cupboard which offers plumbing for washing machine.

Kitchen / Living Room
The open plan room offers convenient space for both lounge and dining areas if required. Sliding doors provide access on to the spacious balcony with far reaching views towards the Cathedral in the distance and over the canal. The kitchen area itself benefits from ample worktop and storage space alongside integrated appliances to include hob, oven, fridge, freezer and dishwasher.

Master Bedroom
Double bedroom with window overlooking the front aspect and built-in double wardrobes. Access is also provided to an en-suite shower room.

En-suite
White suite shower room comprising of heated towel rail, w.c, wash hand basin and shower cubicle.

Landing
Access is provided to the second bedroom and family bathroom with convenient space for additional storage located above the stairwell.

Second Bedroom
Located on the mezzanine area, the space is ideal for a second double bedroom or second living area if required 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.

Family Bathroom
Modern white suite family bathroom comprising of w.c, wash hand basin, heated towel rail and bath.

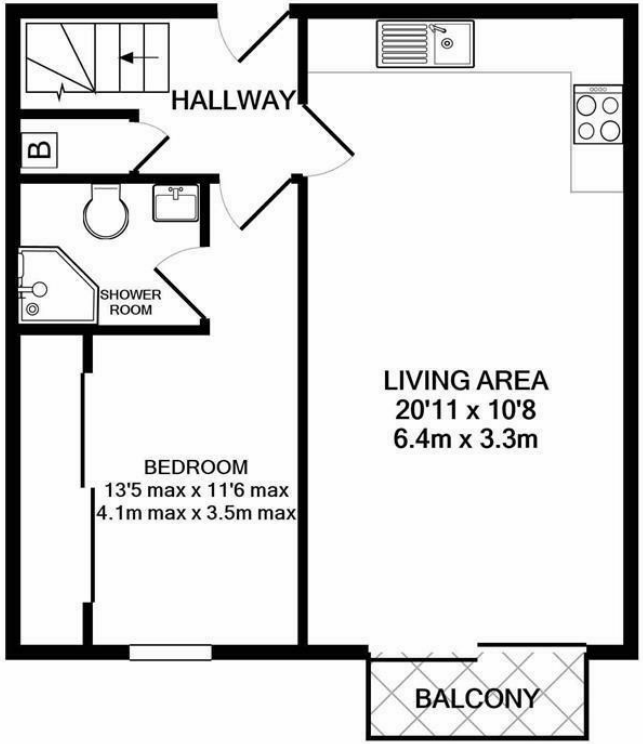
Outside
Externally the property benefits from parking to the front of the building within the communal car parking area. A convenient space for seating is also provided on the edge of the canal itself.

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.

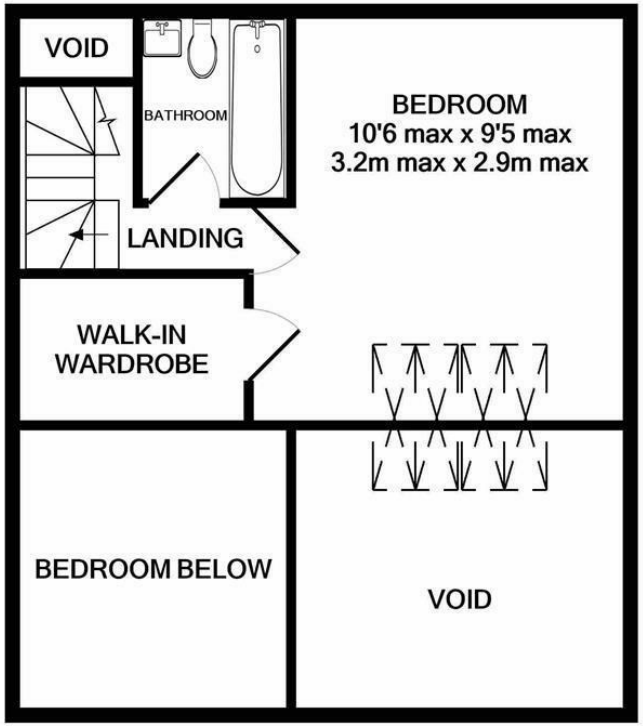
Material Information
Tenure: Leasehold with 200 years from January 2018. Managed by Bruton Knowles Management Company with a ground rent of £250 per annum alongside a service charge of £1,940.58 per annum covering security and maintenance of communal areas.
Information correct as of 26/06/25

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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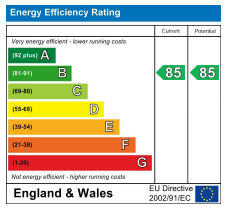
Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

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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