

Barge Arm, Gloucester Docks GL1 2DN

£147,000

naylor powell

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• No onward chain • One double bedroom second floor apartment • Open plan living & kitchen accommodation • Secure allocated parking space • Situated in the heart of the Historic Gloucester Docks • EPC rating B82 • Potential rental income of £895 pcm • Gloucester City Council - Tax Band B (£1,826.36 per annum) 2026/2027

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

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Entrance Hallway
Hallway provides access to a built-in storage cupboard, living room, bedroom and bathroom.

Living Room
Generous sized living room with convenient space for a dining table if required whilst providing stunning waterside views over the inlet canal and across the Orchard Square. The room opens through to the kitchen.

Kitchen
The kitchen benefits from ample worktop and storage space with integrated appliances to include fridge, freezer, dishwasher, hob and oven.

Bedroom
Double bedroom with a continuation of the views over the inlet canal and across the Orchard Square.

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

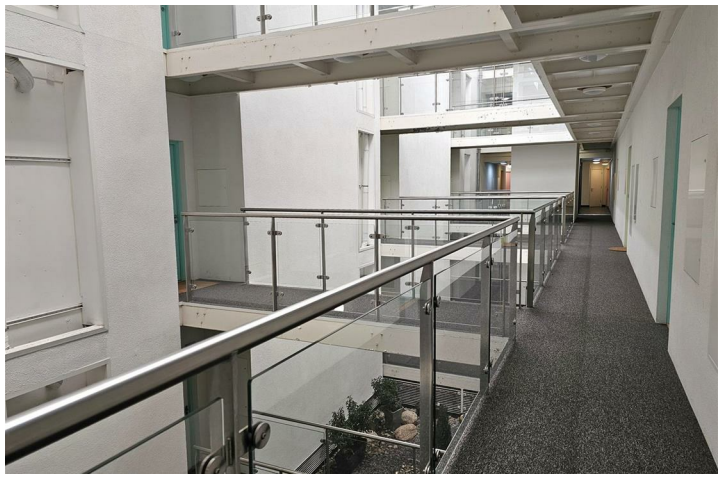
Outside
An allocated parking space for the apartment is secured in the gated complex within the Barge Arm East building a short walk from the apartment. The building is accessed via keyless fob entry system where access to the ground floor is provided where the apartment is located.

Location
To the south of the main docks area is the Gloucester Quays designer outlet centre, which has an outstanding mix of high street and designer labels, with an array of eateries and waterfront bars and short distance from the local Sainsburys supermarket. Moving into the historic City, you will find Gloucester Cathedral and a number of independent shops and boutiques, the newly renovated bus station providing regular services to all surrounding suburbs, alongside a direct line to London Paddington from the train station a short 1.5 miles distance away.

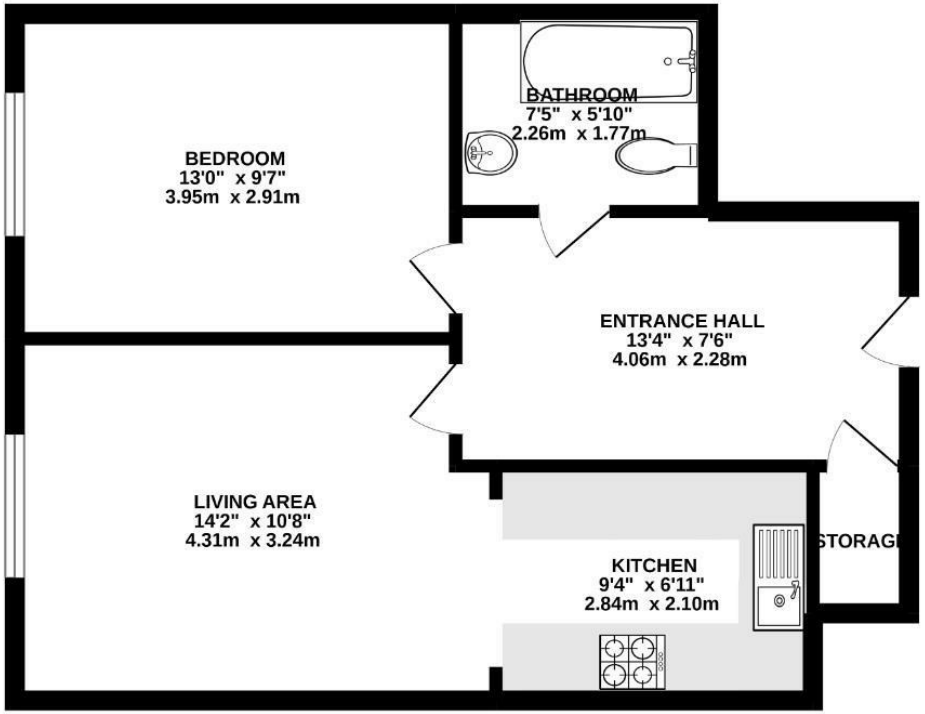
Material Information
Tenure: Leasehold of 200 years (less 20 days) from 1st January 1992. Managed by Ash & Co at an approximate charge of £2,050.00 per annum for year ending 2025. (Part covers normal shared building maintenance, management and insurances; just over 40% covers Docks Service Charge (DSC) including security, CCTV, cleaning and maintenance for the private Docks estate, operated by GDECL).
Information correct as of 21/10/24

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





GROUND FLOOR

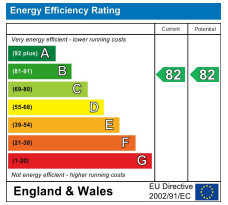


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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