



**1 Friars Orchard, Gloucester GL1 1GA**  
**£210,000**



# 1 Friars Orchard, Gloucester GL1 1GA

• No onward chain • Immaculately presented two double bedroom apartment • Open plan kitchen & living accommodation • Juliet balconies welcoming an abundance of natural light • Ideal central location • Potential rental income of £1,000 pcm • EPC rating D57 • Gloucester City Council - Tax Band B (£1,741.26 per annum) 2025/2026



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

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**£210,000**

## Entrance Hall

Generously sized hallway with large storage cupboard and access to all rooms.

## Open Plan Kitchen/Living Area

This spacious open plan room provides convenient space for both living and dining areas. Kitchen provides ample worktop space and storage with integrated fridge freezer and oven with hob. Four juliet balconies allow an abundance of natural light into the room with views as seen in photos.

## Master Bedroom

Double bedroom benefiting built-in wardrobes and dressing table with juliet balcony and en suite.

## En-suite

Modern white suite comprising enclosed shower, w.c., wash hand basin and storage.

## Second Bedroom

Double bedroom with purpose built wardrobes and juliet balcony

## Bathroom

Modern white suite comprising bath with shower overhead, w.c., wash hand basin and heated towel rail.

## Outside

The apartment is completed by an allocated parking space and secure bike storage. The building itself is accessed via fob entry system and lift access leading to the first floor where the apartment is located. The outside area in front and surrounding the building is maintained on a regular occurrence.

## Location

Situated in the heart of the historical Gloucester City centre, within a short walking distance to the popular Gloucester Quays development, Friars Orchard is conveniently located for an array of shops, bars, and restaurants alongside various other amenities. 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 - 250 year lease from 1/7/14. 239 years remaining.

Ground rent of £86 per annum.

Service charge of approximately £420.36 paid quarterly to include building insurance and general maintenance of the communal area and grounds. All costs payable to the management company Dandy Wren \*Information correct as of 27/11/2025\*

Communal areas are cleaned every two weeks and all juliet balconies are cleaned twice a year which is agreed and included in the service charge.

Local authority and rates: Gloucester City Council - Tax Band B (£1,741.26 per annum) 2025/2026

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

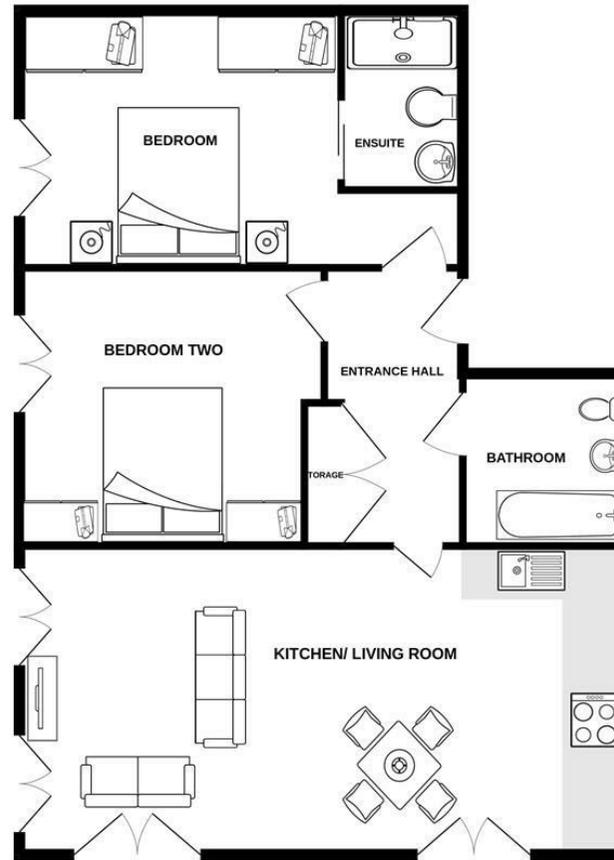
Heating: Electric Heating

Broadband speed: Basic 16Mbps, Superfast 80Mbps- Highest available download speed

Mobile phone coverage: Three



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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