



**Brunswick Square, Gloucester GL1 1UN**  
**£115,000**



## Brunswick Square, Gloucester GL1 1UN

• No onward chain • One bedroom basement flat situated in the popular Brunswick Square • Set within the heart of the Georgian Brunswick Square and Gardens • Secure allocated parking to the rear • Potential income of £800 pcm • EPC rating of D61 • Gloucester City Council - Tax Band A (£1,565.44 per annum) 2026/2027



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

**£115,000**

**01452 398010**  
**docks@naylorpowell.com**  
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### Entrance Hallway

Upon entrance to the property a space for shoes and coats is provided, a storage cupboard and access to all rooms provided also.

### Bedroom

Generously sized double bedroom with characterful features and window to rear aspect.

### Bathroom

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

### Living Room

Large living space with scope to adjust to style and needs, window to the front aspect and access to kitchen provided.

### Kitchen

Modern clean kitchen comprising oven and hob with extractor above. Space for washing machine and freestanding fridge/freezer.

### Outside

To the rear of the property is an allocated parking space with private gated access directly to the property. The property can also be accessed via the main front entrance. Residents of Brunswick Square

also enjoy access to the attractive communal gardens, available exclusively to owners within the Square.

### Location

Tucked away in the quiet location of Brunswick Square, the characterful Georgian townhouse overlooks the square gardens with residential permit parking surrounding. Approximately quarter of a mile from the City Centre Gloucester offers various amenities, shopping and transport facilities throughout whilst The Gloucester Quays development offers a range of restaurants, cinema and bars only half a mile.

### Material Information

Tenure: Share of Freehold. 955 years remaining on lease. Service charge of £720 per annum equalling £60 pcm which includes buildings insurance.

Local authority and rates: Gloucester City Council - Tax Band A (£1,565.44 per annum) 2026/2027.

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

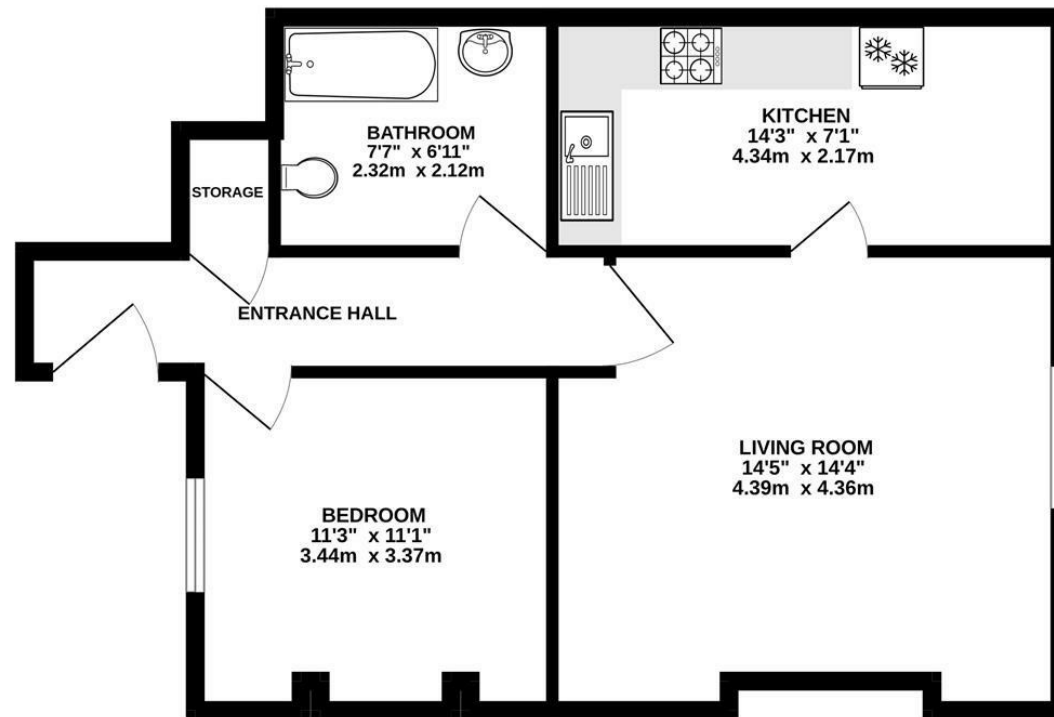
Heating: Electric Storage Heaters

Broadband speed: Basic 15 Mbps, Ultrafast 1000 Mbps - Highest available download speed

Mobile phone coverage: Three, EE, Vodafone, O2.



GROUND FLOOR  
549 sq.ft. (51.0 sq.m.) approx.



TOTAL FLOOR AREA : 549 sq.ft. (51.0 sq.m.) approx.

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.

