

# 45 Merchants Quay, The Docks GL1 2EW

**£210,000**

naylor powell

# 45 Merchants Quay, The Docks GL1 2EW

• Unique two double bedroom duplex apartment • Flexible living accommodation throughout • Secure allocated parking space • Juliette Balcony From Living Area/Bedroom • EPC rating of B82 • Gloucester City Council - Tax Band C (£2,087.26 per annum) 2026/2027. • Potential rental income of £1,100pcm

**£210,000**

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

**01452 398010**
**docks@naylorpowell.com**
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### Entrance Hall
Spacious entrance hall allows space for coats and shoes whilst also benefiting from a storage cupboard and provides access to bedroom one, family bathroom and the kitchen/living area.

### Bedroom One
Double bedroom with window facing to the front aspect of the property.

### Family Bathroom
White suite comprising w.c, wash hand basin and bath with shower attachment overhead.

### Kitchen / Living Room
The open plan kitchen and living area benefits from waterside views towards the Victoria basin. The kitchen area itself benefits from ample worktop and storage space with integrated appliances to include electric oven with induction hob, integrated extractor fan, dishwasher, washer/dryer and fridge freezer. Stairwell provides access to the mezzanine area.

### Bedroom Two
The mezzanine area overlooks the kitchen & living area below. The area creates an ideal lounge area or second double bedroom if required. Velux window provides ample natural light with built-in storage space within the eaves.

### Outside
The gated secure entrance opens to the communal area of the Merchants Quay development with cycle racks provided alongside lift and stair access to the top floor. The apartment is complete with a secure allocated parking space located in the Barge Arm East development.

### Location
With views towards the main basin, Merchants Quay constructed in 2011 is an open air development situated in the heart of the historic Gloucester Docks. Transformed in recent years to become a sought after residential area, the popular destination holds developments throughout the year to include the Food Festival, Tall Ships Festival and the Victorian Christmas Market. There are a number of amenities on offer within Gloucester Quays Shopping Centre and the Leisure Quarter including a state of the art 10 screen cinema and a number of restaurants and bars.

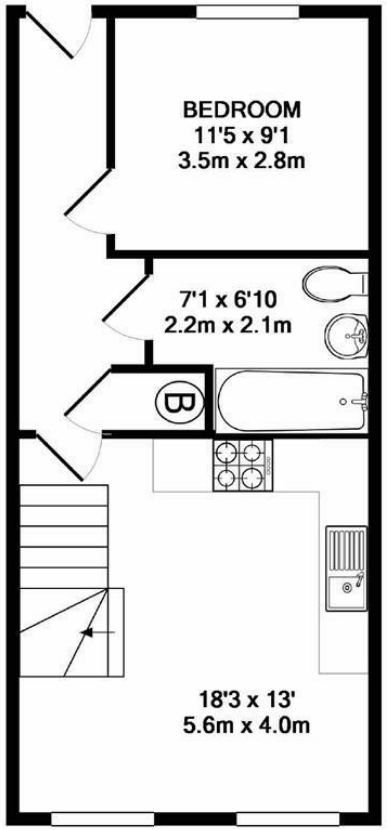
### Material Information
Tenure: Leasehold with 185 years remaining on the lease. Managed by Ash & Co with an annual service charge of £2,652.08, split between building maintenance, management and insurance alongside the Docks Service Charge (DSC) to include the security, cctv, cleaning and maintenance for the private Docks estate, operated by GDECL. No ground rent is payable. *Information correct as of 26/03/26*.

*EWS1 form has been granted as of 15/04/26*

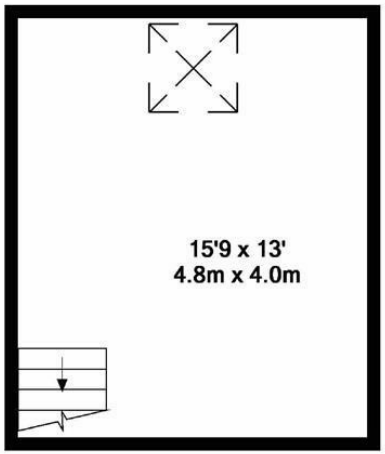
Local authority and rates: Gloucester City Council - Tax Band C (£2,087.26 per annum) 2026/2027
Electricity supply: Mains
Heating: Gas central heating.
Water supply: Mains
Sewerage: Mains
Broadband speed: Basic 18 Mbps, Superfast 80 Mbps - Highest available download speed.
Mobile phone coverage: EE, Vodafone, Three, O2.








GROUND FLOOR



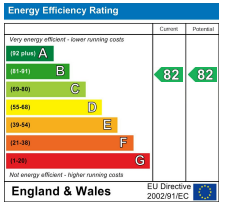

1ST FLOOR

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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