17 Harker Close, Gloucester GL2 5SH

30% Shared ownership £70,000

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17 Harker Close, Gloucester GL2 5SH

• 30% Shared Ownership • No onward chain • Two double bedroom top floor apartment • Situated in a popular central location • Allocated parking space • Generous living space • Modern and well-maintained throughout • EPC rating of C72 • Gloucester City Council - Tax Band B (£1,826.36per annum) 2026/2027

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

01452 398010
docks@naylorpowell.com
www.naylorpowell.com

30% Shared ownership £70,000

Entrance Hallway
Large entrance hallway that gives access to all rooms and storage cupboard

Storage
Generously sized storage cupboard with plumbing for washing machine and space for multi purpose use.

Kitchen/Living Room
Featuring a modern kitchen fitted with an electric hob and oven, along with space for a fridge/freezer. There is room for a dining table before the living area, which is finished with French doors that open to attractive views and allows plenty of natural light to fill the space.

Master Bedroom
Spacious double bedroom with ample space for wardrobes, as shown in the photos. The room benefits from a floor-to-ceiling window to the front aspect, allowing plenty of natural light, and is completed with a private en-suite.

En-suite
Modern suite comprising a double shower, wash hand basin, w.c. and heated towel rail.

Second Bedroom
Double bedroom with the flexibility to accommodate a work-from-home setup, complemented by a floor-to-ceiling window to the front aspect.

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

Outside
To the front of the property there is a single allocated parking space, while to the side of the property a walkway runs alongside the canal, offering a pleasant spot for a stroll.

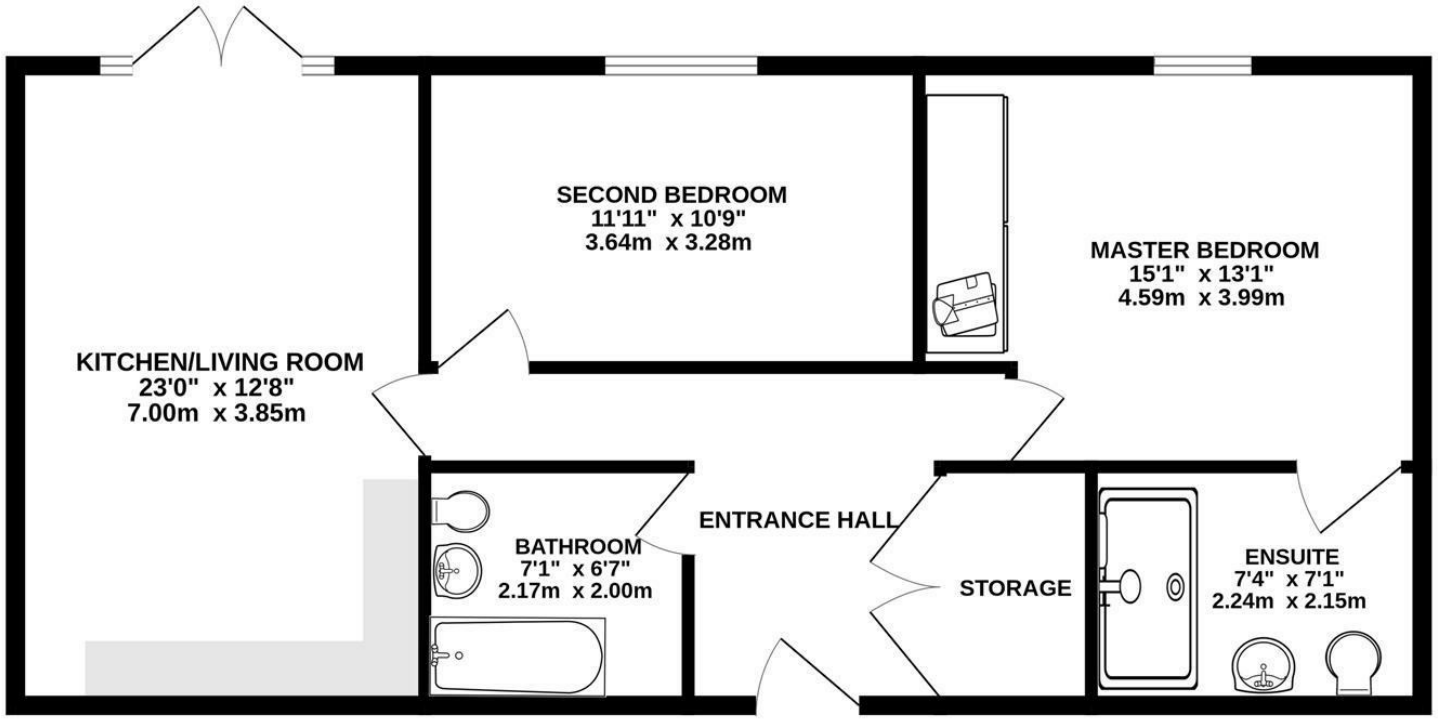
Location
Situated within easy reach of the City Centre, the property enjoys a highly convenient location with excellent access to a range of local amenities. The historic waterside setting of Gloucester Docks and the popular Gloucester Quays Designer Outlet are both within walking distance, offering a wide selection of shops, restaurants, bars and leisure facilities, including a cinema complex and gym. The area also benefits from nearby supermarkets, scenic canal-side walks and regular public transport links, while the M5 motorway is easily accessible for commuting further afield.

Material Information
Tenure: Leasehold
Lease Remaining: 246 years
Service Charge: £2015.52 per annum.
Local Authority and Rates: Gloucester City Council - Tax Band B (£1,826.36per annum) 2026/2027
Electricity supply: Mains.
Water supply: Mains.
Sewerage: Mains.
Heating: Electric.
Broadband speed: Basic 7 Mbps, Superfast 49 Mbps Highest available download speed.
Mobile phone coverage: EE, Three, Vodafone, O2.

Shared Ownership
30% Shared Ownership - £70,000
Based on 100% price of - £233,333
Monthly rent is £456.80 to cover the 70% owned by Guinness Partnership Ltd.

information correct as of 12/03/2026

GROUND FLOOR
840 sq.ft. (78.1 sq.m.) approx.



TOTAL FLOOR AREA : 840 sq.ft. (78.1 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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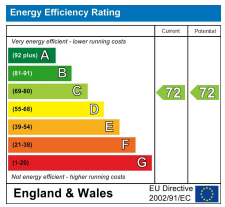
Disclaimer: These particulars do not form part of any contract and no responsibility is accepted for any errors or omissions in any statement made, whether verbally or written for or on behalf of Naylor Powell.

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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