

Merchants Quay, Gloucester Docks GL1 2EW

£155,000

naylor powell

Merchants Quay, Gloucester Docks GL1 2EW

• No onward chain • One double bedroom apartment • Open plan kitchen and living accommodation • Stunning views across the main water basin • Secure allocated parking • EPC rating B81 • Potential rental income of £895 pcm • Gloucester City Council - Tax Band B (£1,826.36 per annum) 2026/2027

£155,000

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

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

Entrance Hallway
Spacious entrance hallway, with secure intercom system, provides access to the bedroom, bathroom, living area and to a built-in storage cupboard.

Living Room / Kitchen
Open plan living area with convenient space for lounge and dining space with Juliet balcony boasting waterside views over the main water basin. The kitchen area benefits from ample worktop and storage space with integrated appliances to include fridge, freezer, washing machine, four ring gas hob and electric oven.

Bedroom
Spacious double bedroom with window facing to the front aspect.

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

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 third floor. The apartment is complete with a secure allocated parking space located in the Barge Arm East development.

Location
With views towards the 1849 Victoria 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 celebrations 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 such as the Shopping Centre and the Leisure Quarter including a state of the art 10 screen cinema and a number of restaurants and bars.

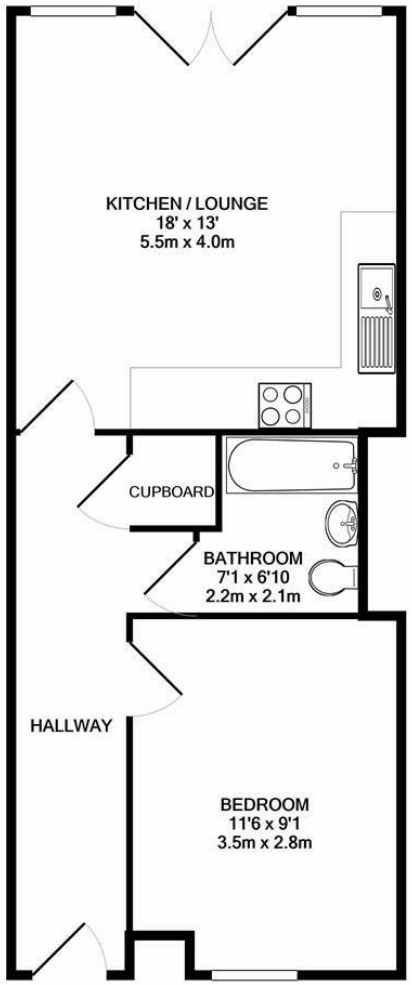
Material Information
Leasehold of 200 years from 1st January 1992. Managed by Ash & Co with an annual service charge of £2,166.98, split between building maintenance, management and insurance alongside the Docks Service Charge (DSC) to include the security, cctv, cleaning and maintenance for the private Docks estate, operated by GDECL.
Information correct as of 24/6/24

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

Local authority and rates: Gloucester City Council - Tax Band B (£1,826.36 per annum) 2026/2027.
Electricity supply: Mains
Heating: Gas central heating.
Water supply: Mains
Sewerage: Mains
Broadband speed: Standard 18 Mbps, Superfast 80 Mbps
Mobile phone coverage: EE, Vodafone, Three, O2





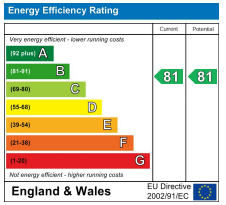


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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
Made with Metropix ©2020

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.



naylor powell











