



Flat 3 Mariners Court, Gloucester Docks GL1 2EH

£215,000

NP
naylor powell

Flat 3 Mariners Court, Gloucester Docks GL1 2EH

- No onward chain
- Two bedroom first floor apartment
- Underfloor heating throughout
- Located in the Gloucester Docks
- Open plan kitchen and living
- Secure allocated parking
- Potential rental income of £1,150 pcm
- EPC rating B84
- Gloucestershire City Council - Tax Band C (£1,990.01 per annum) 2025/2026

£215,000

Entrance Hall

Spacious hallway provides access to the open plan kitchen living room, both bedrooms and bathroom.

Kitchen/Living Room

Modern kitchen comprising integrated fridge freezer, dishwasher, washing machine, oven, electric hob and extractor fan. Living area with stunning views of the docks.

Bedroom One

Double bedroom with built-in wardrobes.

Bedroom Two

Double bedroom with built-in wardrobe alongside scope for a work from home setup.

Shower Room

Modern white shower suite with heated towel rail.

Outside

Access granted to visitors via video intercom the property also includes secure gated parking within the building as seen in photos.

Location

Set in the heart of the highly sought after and historic Gloucester Docklands, the area provides an eclectic mix of both contemporary and period architecture overlooking various water basins and housing a mix of independent restaurants and bistros. The Gloucester Quays designer outlet centre provides a mix of high street

and designer labels, with an array of eateries and waterfront bars. A short mile walk into the City, you will find Gloucester Cathedral and a number of independent shops and boutiques. The recently renovated Gloucester bus station provides regular services to all surrounding suburbs whilst the train station is within 1.5 miles and offers direct lines to London making the area a firm favourite with working professionals.

Material Information

Tenure: Leasehold with a lease length of 119 years remaining. Service charge of £1,864.78 per annum and a ground rent of £150 per annum is payable to the management company Ash & Co. The building is covered by the National House Builders Council (NHBC) Guarantee. Service charges are reviewed annually whilst ground rent is fixed until January 2029. Charges are paid in half yearly instalments. *Information correct as of 20/11/25*

Local Authority and Rates: Gloucester City Council - Tax Band C (£1,990.01 per annum) 2025/2026

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

Heating: Gas central heating. Underfloor heating throughout the apartment.

Broadband speed: Basic 18 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps download speed.

Mobile phone coverage: Three, O2, Vodafone.



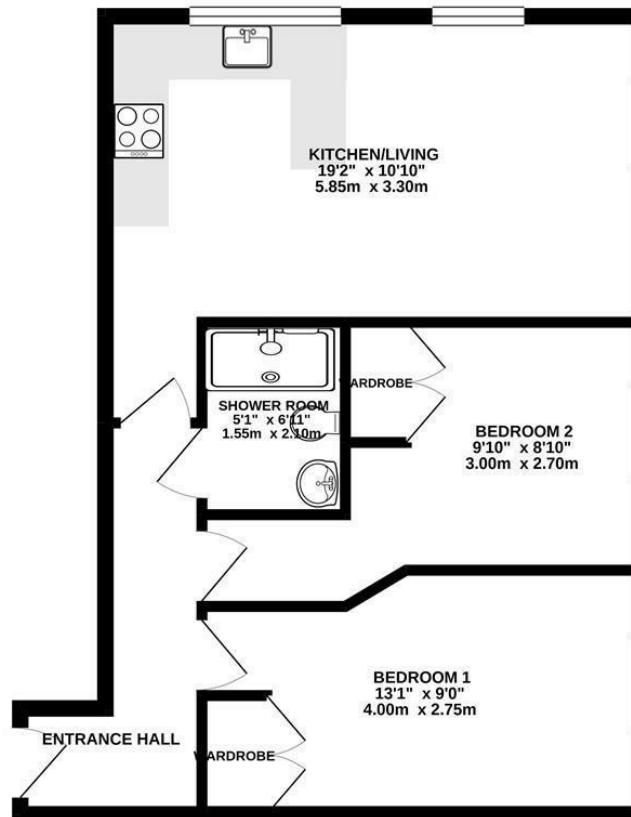
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GROUND FLOOR
559 sq.ft. (51.9 sq.m.) approx.



TOTAL FLOOR AREA - 559 sq.ft. (51.9 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate. The 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(A) (A)	A		
(B) (B)	B		
(C) (C)	C		
(D) (D)	D		
(E) (E)	E		
(F) (F)	F		
(G) (G)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

