



6 Albion House, 77 Southgate Street, Gloucester

GL1 1UJ In Excess of £150,000

**Farr & Farr**

Sales  
Lettings



# 6 Albion House

Gloucester, GL1 1UJ

Forming part of this spectacular conversion is this first floor two bedroom apartment overlooking Gloucester Quays. The property has been sympathetically renovated with fine period features and has been very well appointed by the current owners. The popular location benefits from a range of eateries and designer label stores being right on its' doorstep, as well as overlooking the historic docks.

A communal entrance door leads in to a luxuriously presented communal hallway with stairs that lead up to the property. The entrance solid wood door of the property opens to a bright hallway complete with wall mounted electric radiator and white pendant down light.

The sitting room boasts twin sash windows to front elevation overlooking a very pleasant view of Gloucester Quays and adjoins to the kitchenette. Fitted kitchen of wall and base units with granite effect roll edged laminated work surfaces with matching up-stands. 'Lamona' oven with four ring ceramic hob and extraction hood over.

Two Double bedrooms include sash windows to front elevation, both with pleasant outlooks to Gloucester Quays and electric radiators.

Bedroom one includes en-suite shower room with fully tiled corner shower unit with 'iflo' electric shower and chrome shower head. Vanity hand wash basin with cupboard below and low level W.C.

The family bathroom boasts white suite of panelled bath with tiled return, pedestal hand wash basin and low level W.C.

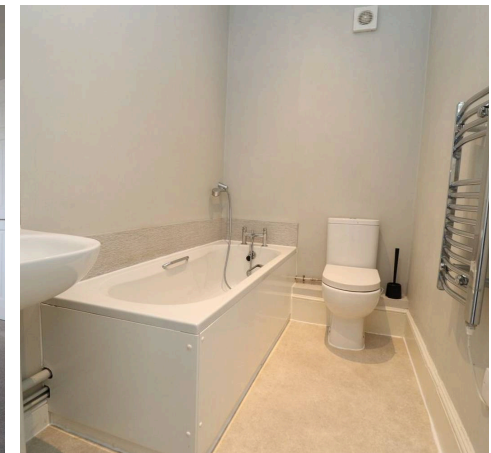
Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: E

Council Tax band: A

Tenure: Leasehold





#### **Entrance Hall**

Dimensions: 3' 5" x 15' 5" (1.053m x 4.706m). Carpet. Electric radiator.

#### **Kitchen / Living Room**

Dimensions: 11' 4" x 19' 3" (3.449m x 5.861m). Two single glazed window to front. Carpet. Electric radiator. Kitchen with wall, base and drawer units. Fitted oven. Fitted hob with extractor hood. Fitted fridge.

#### **Bedroom One**

Dimensions: 10' 5" x 11' 3" (3.168m x 3.440m). Single glazed window to front. Carpet. Electric radiator.

#### **Bedroom Two**

Dimensions: 11' 10" x 13' 0" (3.616m x 3.957m). Single glazed window to front. Carpet. Electric radiator.

#### **En Suite**

Dimensions: 6' 8" x 4' 4" (2.032m x 1.321m). Single glazed window to rear. WC. Basin. Enclosed electric shower. Part tiled walls. Vinyl floor.

#### **Airing Cupboard**

Dimensions: 3' 3" x 4' 4" (1.000m x 1.321m). Single glazed window to front. Water tank.

#### **Bathroom**

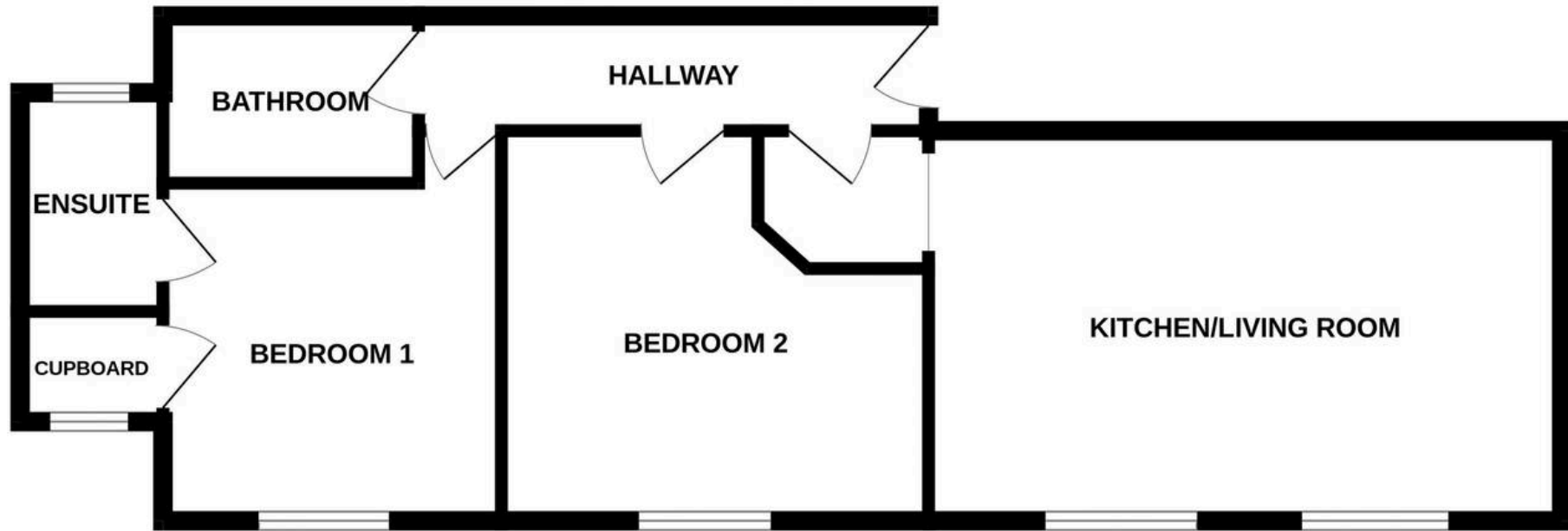
Dimensions: 5' 1" x 7' 9" (1.550m x 2.365m). WC. Basin. Bath. Vinyl floor. Heated towel rail. Part tiled walls. Extractor fan.

#### **Lease Information**

125 years from 1st October 2016 Service charge half year Half year charge - £903.85 Gated car park - £27.38 Estate half year - £272.10 Ground rent - £90



FIRST FLOOR  
626 sq.ft. (58.2 sq.m.) approx.



TOTAL FLOOR AREA : 626 sq.ft. (58.2 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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