



SALES & LETTINGS



17 Severn Road, Gloucester Docks
Gloucestershire GL1 2LE

£280,000

- *****No Onward Chain*****
- Stunning Waterside Location
- Two Double Bedrooms
- En-suite and Bathroom
- Balcony with Views of The Basin
- Allocated Secure Parking Space
- Walking Distance to Gloucester Quays and City Centre
- Ready to Move in and Start Enjoying Straight Away

1

STYLISH WATERSIDE APARTMENT WITH BALCONY & SECURE PARKING – PRIME GLOUCESTER QUAYS LOCATION

Situated in the heart of the ever-popular Gloucester Quays development, this well presented two double bedroom duplex apartment offers contemporary waterside living with an enviable outlook. Found on the first floor of South Point, the property boasts a bright and spacious open plan kitchen/living area, thoughtfully designed for modern lifestyles and entertaining. From here, doors lead directly onto a private balcony, providing the perfect space to relax and enjoy picturesque waterside views.

Accommodation comprises two generous double bedrooms, including a principal bedroom benefiting from an en-suite shower room, alongside a well-appointed main bathroom. Further benefits include an enclosed allocated parking space within a secure gated car park, complete with keypad entry to both the building and parking area, offering added convenience and peace of mind.

The apartment is also ideally positioned close to the lift, ensuring easy access to the property, docks and pedestrian entrances. Gloucester Quays is renowned for its vibrant and cosmopolitan atmosphere, offering an excellent range of restaurants, bars, and designer outlet shopping, all set against a backdrop of historic docks and waterside scenery.

This property represents an ideal purchase for professionals, investors, or buyers seeking a low-maintenance lifestyle in a thriving and highly sought-after location.

Lease Information:

Lease Length:

150 years from 2005 (approximately 129 years remaining)

Service Charge: £173.68 per month (payable to Trinity Estates)

Ground Rent: £300 per annum (payable to E&J Estates)



Situation

Gloucester Quays is renowned for its unique blend of contemporary lifestyle and rich heritage, centred around the iconic Victorian docklands. Residents benefit from a fantastic selection of waterfront cafés, bars, and restaurants, perfect for socialising or relaxing by the water, alongside a popular designer outlet offering a wide range of retail brands. The area provides an excellent sense of community, with regular events, food markets, and seasonal attractions creating a lively yet welcoming atmosphere throughout the year.

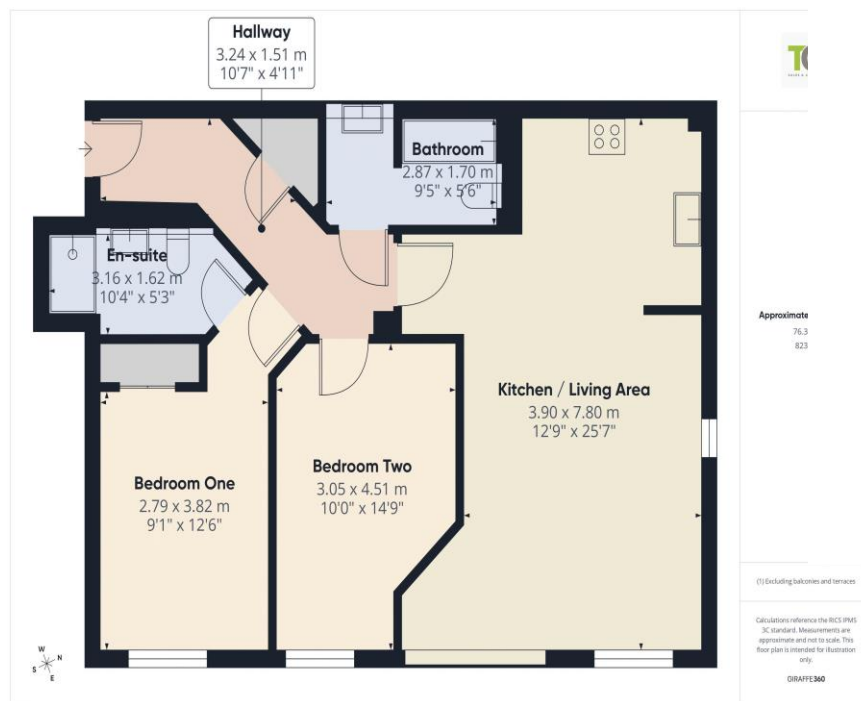
Tenure Leasehold

Local Authority Gloucester

Services Electric, Mains Gas, Mains Drainage and Water are all believed to be connected to the property.

Council tax band C





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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