



R B WALTERS  
ESTATE AGENTS



*Provo, Gloucester,  
Gloucestershire, GL1 5BQ.*

*£180,000*

Well presented apartment with lift access, allocated parking and a private balcony overlooking the water.

Located on the river side, just a stones throw from the historic docks and walking distance to the city centre, Gloucester Quays Outlet centre and the cinema.

This second floor apartment is well presented and offered for sale with no onward chain and ready to move in to. The property would make for an ideal first time buy or investment purchase and has an open plan lounge with fitted kitchen at one end and a private balcony overlooking the water at the other. There is a good size bedroom with large built in wardrobe, bathroom and good storage.

The entrance to the building features an impressive lobby with stairs and lift access and there is an allocated parking space.

### Lease Details

The lease was issued for a period of 999 years from 2021 with an annual ground rent of £275 and annual service charge is £1306. The property has an EWS1 form granted 16th April 2025.

### Services

Mains Gas Central Heating, Mains Electric, Mains Water (metered), Mains Drainage, Fibre Broadband Available

### Entrance Hall

### Open Plan Living/Kitchen

20' 9" x 11' 10" (6.32m x 3.60m)

### Balcony with Water Views

9' 1" x 5' 5" (2.77m x 1.65m)

### Bedroom

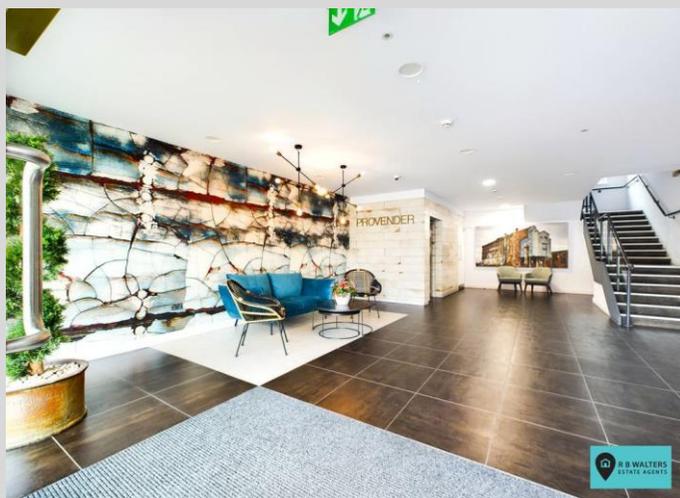
9' 7" x 8' 7" (2.92m x 2.61m)

### Bathroom

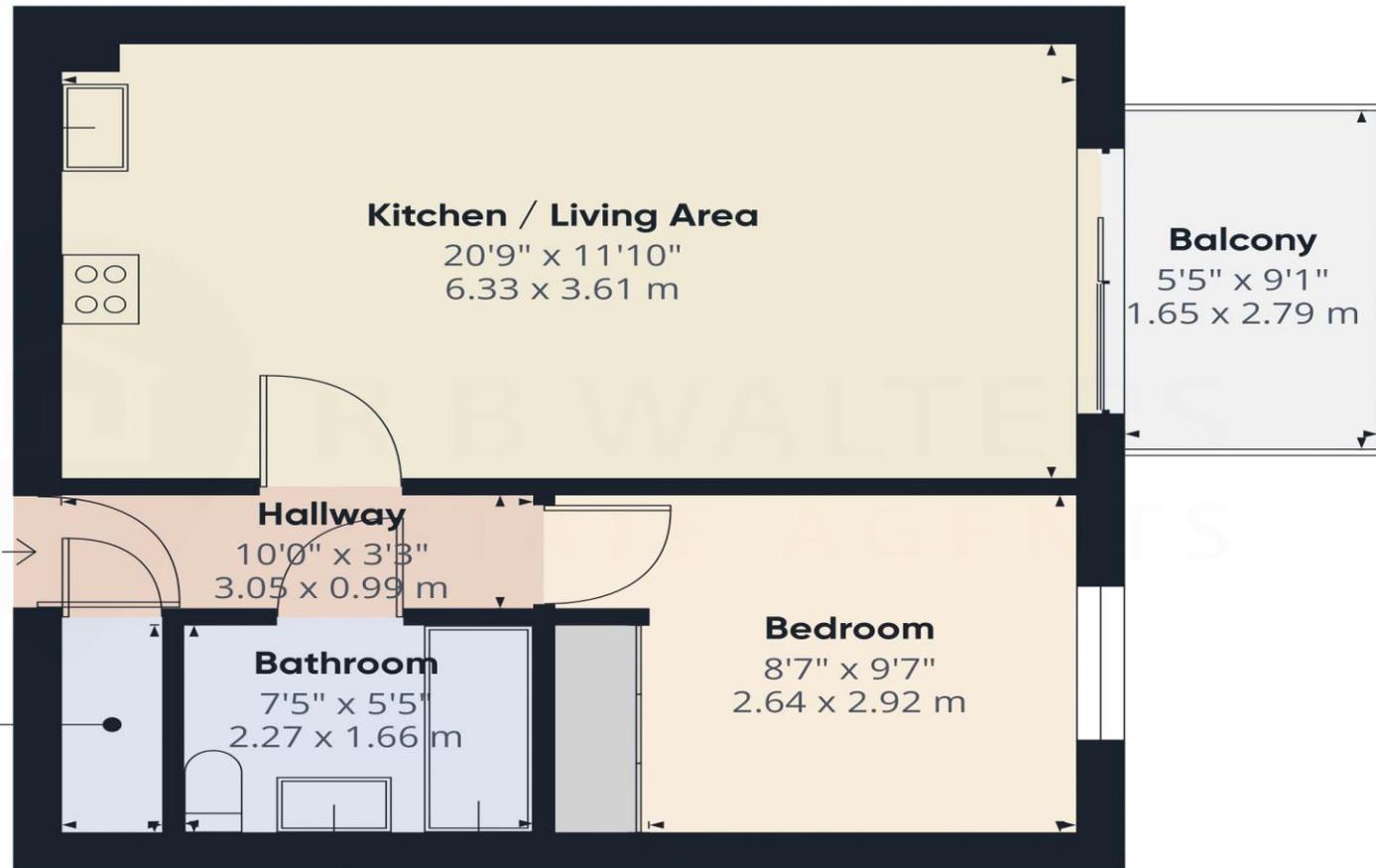
7' 5" x 5' 5" (2.26m x 1.65m)

### Outside

### Allocated Parking Space







**Approximate total area<sup>m</sup>**

436 ft<sup>2</sup>  
40.5 m<sup>2</sup>

**Balconies and terraces**

50 ft<sup>2</sup>  
4.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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