82 Eastgate Street, Gloucester GL1 1QN

£95,000

naylor powell

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• No onward chain • One bedroom apartment • City centre location • Ideal investment opportunity • Permit parking available • Potential rental income £725 pcm • EPC rating D55 • Gloucester City Council - Tax Band A (£1,565.44 per annum) 2026/2027

Unit C Barge Arm East, Gloucester Docks, GL1 2DQ
01452 398010
docks@naylorpowell.com
www.naylorpowell.com

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Entrance Hallway
Spacious hallway provides access to the bedroom, living room and bathroom.

Open Plan Kitchen / Living Room
The light and airy open plan room provides suitable space for both living and dining areas with two windows overlooking the front aspect of the building. The kitchen area itself benefits from ample worktop and storage space with plumbing for an automatic washing machine below and integrated electric hob and oven.

Bedroom
Double bedroom with window overlooking the front aspect.

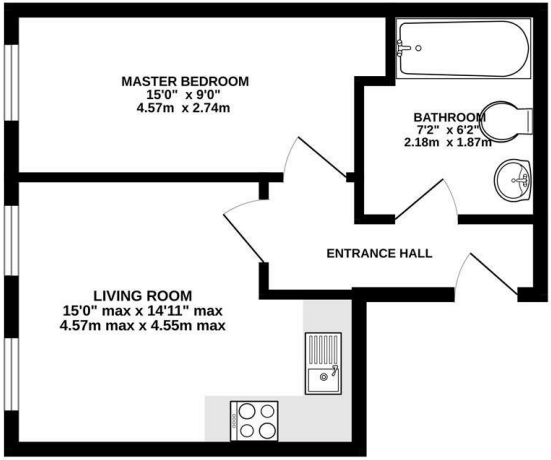
Bathroom
White suite bathroom comprises w.c, wash hand basin and bath with shower attachment over.

Location
Situated in the heart of Gloucester city centre, the property is ideally placed for easy access to a wide range of amenities, with the shops, cafés, bars and restaurants of Eastgate Street and the surrounding city centre all within easy reach. Gloucester Docks and Gloucester Quays are also within walking distance, offering a further selection of restaurants, leisure facilities and retail outlets. The property is also conveniently located to Gloucester Railway Station, while excellent road links provide access to the M5 motorway network.

Material Information
Leasehold: Managed by Mounthawke Management. The property is leasehold and has a length of 102 years remaining. Ground rent is at a cost of £25.00 per annum, service charge at a cost of £1,200 per annum.
Information correct as of 3/9/26

Local authority and rates: Gloucester City Council - Tax Band A (£1,565.44 per annum) 2026/2027
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Electric Heating
Broadband speed: Basic 16 Mbps, Superfast 80 Mbps
Mobile phone coverage: Vodafone, Three, O2

GROUND FLOOR
322 sq.ft. (29.9 sq.m.) approx.



TOTAL FLOOR AREA : 322 sq.ft. (29.9 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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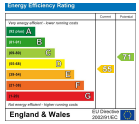
Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

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.



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