



St. Johns Lane, Gloucester GL1 2AT
£179,950



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• No onward chain • Serviced lets allowed • Immaculately presented throughout • Fully integrated kitchen appliances • Period character Georgian features • Grade II listed and set within the historic city centre • Residents permit parking • Potential rental income of £1,000 pcm • EPC rating D66 • Gloucester City Council - Tax Band A (£1,492.52 per annum) 2025/2026



Unit C Barge Arm East, Gloucester Docks, GL1 2DQ

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Entrance Hallway

Spacious entrance hall, with intercom system, provides access to the living area, both bedrooms and the modern shower room.

Lounge/Kitchen

Well appointed open plan kitchen dining space offering bright natural light from the generous sash windows which overlook the surrounding historic city surroundings. Offering a full range of integrated kitchen appliances to include double oven, microwave, four ring hob and dishwasher the cream modern kitchen provides a contemporary feel which blends seamlessly with the Georgian character of high ceilings and feature lighting

Bedroom One

Double bedroom with carpeted flooring and window overlooking the front aspect.

Bedroom Two

Double bedroom with carpeted flooring and window overlooking the front aspect.

Shower Room

The modern white suite shower room offers double shower cubicle with rainfall shower head and additional power message jets and separate hand shower wand aswell as w.c and wash hand basin.

Location

Situated within the heart of the historic city centre surrounding by period charm and the renowned Gloucester Cathedral the property has immediate access to various amenities to

include shops, pubs and restaurants to name a few which continuing to provide various public transport, sporting events at Kingsholm Stadium and easy commuting links to both Birmingham and Bristol. A short, half mile distance, the thriving Gloucester Docks area offering 12 screen cinema, various high street shopping brands, eateries and the historic Gloucester Park, St Johns Lane provides the convenience of the local facilities whilst benefiting from a quieter inner city location.

Material Information

Tenure: Leasehold - 125 years from 1st of October 2016. SJC Building & Maintenance LTD estimated charge of circa £700 paid every 6 months and current ground rent at £300 per annum. *Information correct as of 04/02/2025*

Council tax band: Gloucester City Council - Tax Band A (£1,492.52 per annum) 2025/2026

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband speed: Basic 21Mbps, Ultrafast 1000 Mbps- Highest available download speed

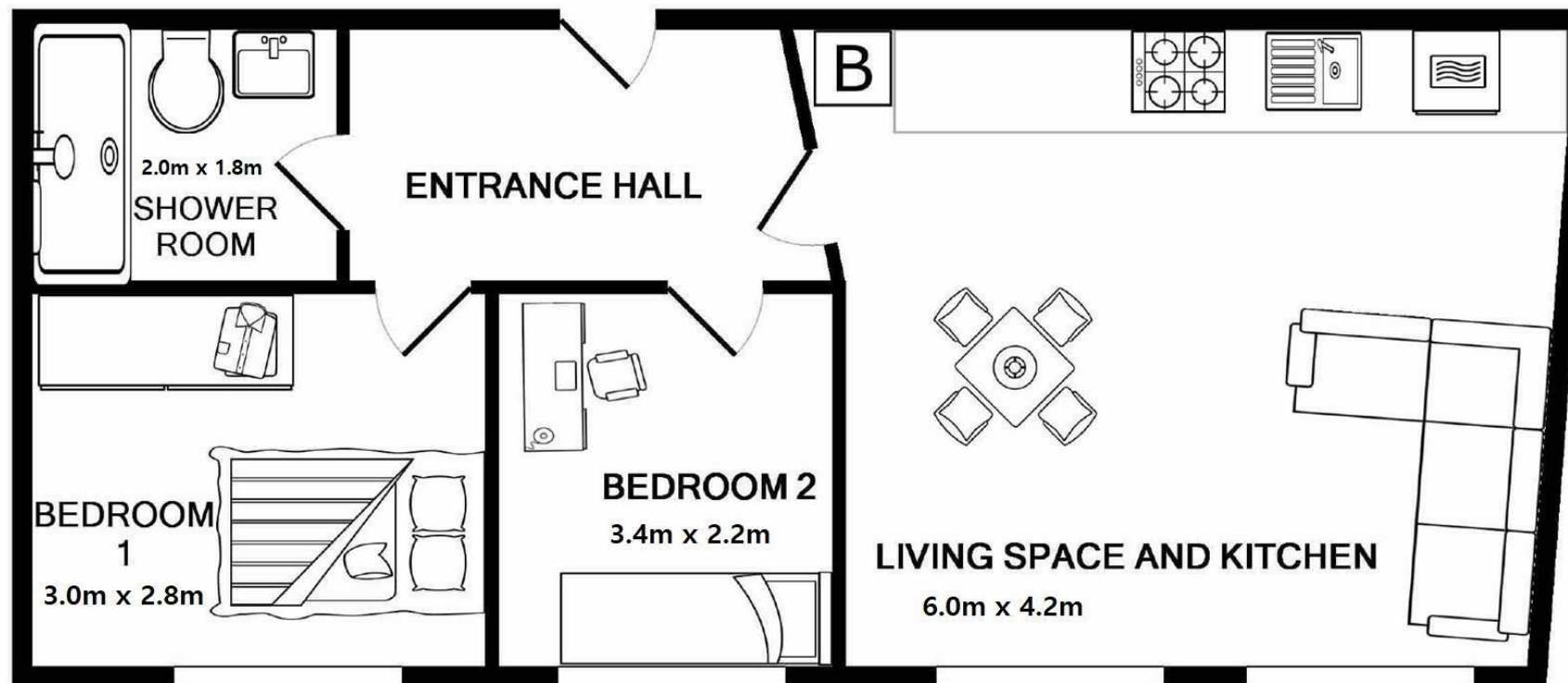
Mobile phone coverage: EE, Three, 02

Agents Note

Please note the photos were taken prior to the most recent tenants moving in to the property. The vendor has recently finished refurbishing the apartment to a high standard

Please note that the seller makes £2,000pcm on Air BnB





Whilst every attempt has been made to ensure the accuracy of the floor plan 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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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.

