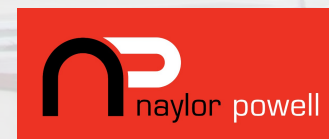




**Barge Arm, Gloucester Docks GL1 2DN**  
**£215,000**





## Barge Arm, Gloucester Docks GL1 2DN

• No onward chain • Two double bedroom apartment with en-suite to master • Spacious open plan living accommodation • Views across the Mariners Square & towards the Victoria Water Basin • Secure allocated parking space • Potential rental income of £1,200 pcm • EPC rating C79 • Gloucester City Council - Tax Band C (£1,990.01 per annum) 2025/2026



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

**£215,000**

**01452 398010**  
**docks@naylorpowell.com**  
**www.naylorpowell.com**

### Entrance Hallway

Spacious hallway provides access to the living room, both bedrooms, family bathroom and to two built-in storage cupboards.

### Open Plan Kitchen / Living Room

The open plan room provides suitable space for both dining and living areas whilst providing views across the Mariners Square towards the Victoria Water Basin. The kitchen area itself benefits from ample worktop and storage space alongside an array of integrated appliances to include hob, oven, fridge, freezer and dishwasher.

### Bedroom One

Double bedroom with a continuation of the views across the Mariners Square. Access is provided to an en-suite.

### En-Suite

White suite shower room comprises w.c, wash hand basin and shower cubicle.

### Bedroom Two

Double bedroom with further views over the Mariners Square.

### Bathroom

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

### Outside

An allocated parking space for the apartment is secured in the gated complex within the Barge Arm East building a short walk from the apartment. The building is accessed via keyless fob entry system.

### Location

To the south of the main docks area is the Gloucester Quays designer outlet centre, which has an outstanding mix of high street and designer labels, with an array of eateries and waterfront bars and a short distance from the local Sainsbury's supermarket. Moving into the historic City, you will find Gloucester Cathedral and a number of independent shops and boutiques, the newly renovated bus station

providing regular services to all surrounding suburbs, alongside a direct line to London Paddington from the train station just 1.5 miles distance away.

### Material Information

Tenure: Leasehold of 200 years from 1st January 1992. Managed by Ash & Co at an approximate charge of £2,550.96 per annum. (Part covers normal shared building maintenance, management and insurances; just over 40% covers Docks Service Charge (DSC) including security, CCTV, cleaning and maintenance for the private Docks estate, operated by GDECL).

\*Information correct as of 24/10/2025\*

Local authority and rates: Gloucester City Council - Tax Band C (£1,990.01 per annum) 2025/2026

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Electric

Broadband speed: Basic 17 Mbps, Superfast 80Mbps, Ultrafast 1000 Mbps- Highest available download speed

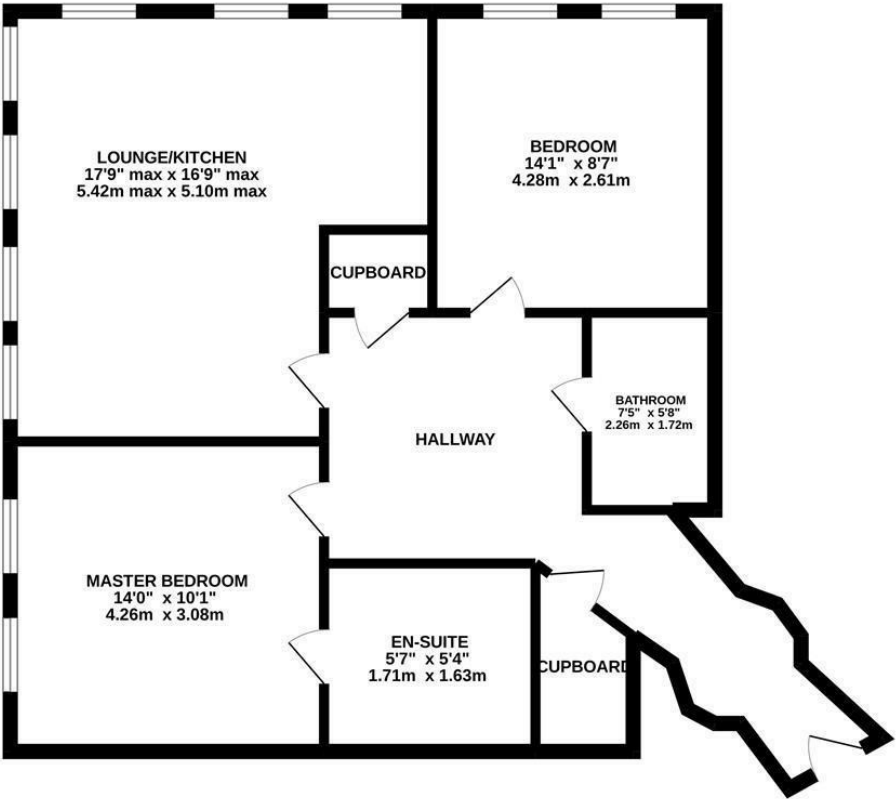
Mobile phone coverage: Three, O2

### Agents Note

\*\*\*Please note, the marketing photos were taken prior to the current tenant moving in to the property.\*\*\*



GROUND FLOOR



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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Disclaimer: These particulars do not form part of any contract and no responsibility is accepted for any errors or omissions in any statement made, whether verbally or written for or on behalf of Naylor Powell.

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.

