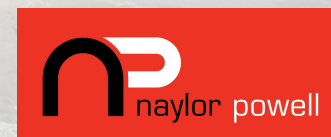




Biddle & Shipton, Gloucester Docks GL1 2BY
£225,000



Biddle & Shipton, Gloucester Docks GL1 2BY

- Two bedroom fourth floor apartment situated in the popular Gloucester Docks
- Enviably views across the main water basin, drydock and May Hill beyond
- Character features throughout to include exposed brick and beams
- Allocated off road parking in a secure gated car park
- Potential rental income of £1,200 pcm
- EPC rating C77
- Gloucester City Council - Tax Band C (£1,990.01 per annum) 2025/2026



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

01452 398010

docks@naylorpowell.com

www.naylorpowell.com

£225,000

Entrance Hall

Generously sized entrance hall with space for coats, shoes and such like. Storage cupboard housing water tank and plumbing for washing machine.

Living Room / Kitchen

Generously sized living area with dual aspect windows offering enviable views across the main water basin and towards May Hill. There is also a section which lends itself well to a dining area with Juliet balcony. The kitchen benefits from ample storage in a range of floor and eye level units accompanied by integrated appliances to include undercounter fridge and freezer, electric oven, dishwasher and four ring electric hob and extractor over.

Master Bedroom

Double bedroom with dual aspect windows.

Ensuite

White suite comprising WC, wash hand basin and shower enclosure with tiled surround.

Second Bedroom

Double bedroom with window to side aspect.

Bathroom

Modern suite benefitting from wash hand basin, WC and bath.

Outside

Accessed via code entry to the side of the building, the apartment is complete with basement storage below as well as a secure allocated parking space in the Barge Arm East complex.

Location

Set in the heart of the highly sought after and historic Gloucester Docklands, the area provides an eclectic mix of both contemporary and period architecture overlooking various water basins and housing a mix of independent restaurants and bistros. The Gloucester Quays designer outlet centre provides a mix of high street and designer

labels, with an array of eateries and waterfront bars. A short mile walk into the City, you will find Gloucester Cathedral and a number of independent shops and boutiques. The recently renovated Gloucester bus station provides regular services to all surrounding suburbs whilst the train station is within a mile and offers direct lines to London making the area a firm favourite with working professionals.

Material Information

Tenure: Leasehold property of 200 years (less 20 days) from 01/01/1992 managed Ash & Co at a charge of approximately £3,597 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. Charges are reviewed every year. *Information correct as of 23/04/2025*

Local authority and rates: Gloucester City Council - Tax Band C (£1990.01 per annum) 2025/2026.

Electricity supply: Mains

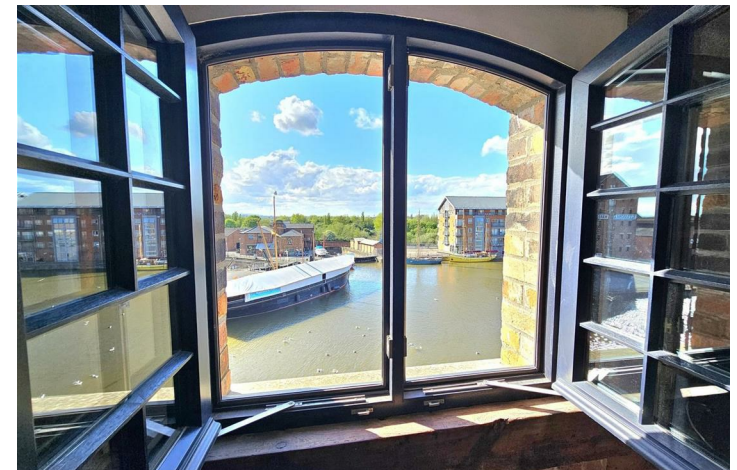
Water supply: Mains

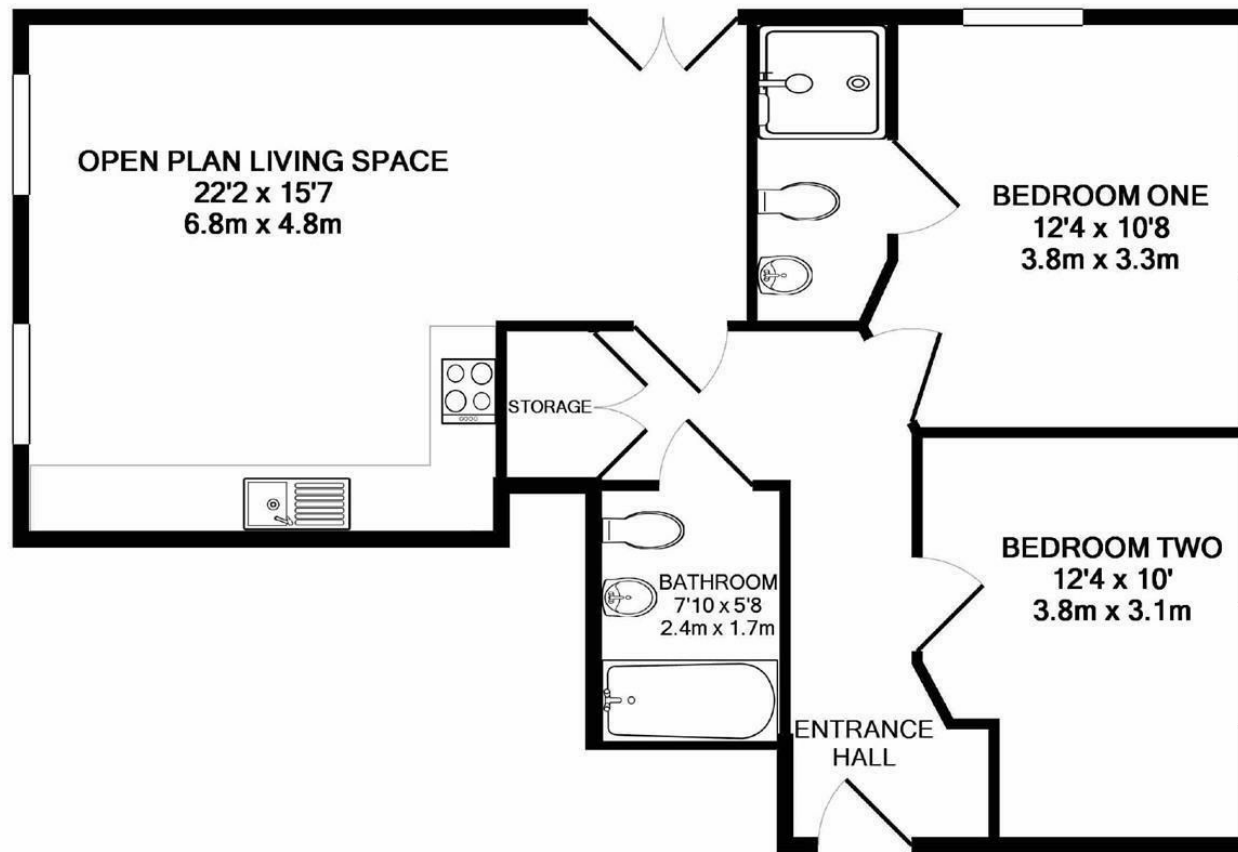
Sewerage: Mains

Heating: Electric

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

Mobile phone coverage: EE, Vodafone, Three, O2.





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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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.

