13 Barge Arm, Gloucester Docks GL1 2DN

£210,000

naylor powell

13 Barge Arm, Gloucester Docks GL1 2DN

• No onward chain • Two double bedroom south facing corner apartment • En-suite shower room to master • Spacious open plan kitchen & living accommodation • Water views across the Inlet Canal & across Orchard Square • Secure allocated parking space • EPC rating B83 • Potential rental income of £1,200 pcm • Gloucester City Council - Tax Band C (£2,087.26 per annum) 2026/2027

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

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

Open Plan Kitchen / Living Room
The open plan room allows an abundance of natural light streaming into the room via the many south facing windows overlooking the Orchards Square and Inlet canal. Convenient space for both living and dining areas are provided whilst the kitchen itself boasts ample worktop and storage space alongside integrated appliances to include gas hob, electric oven and dishwasher.

Master Bedroom
Double bedroom with window providing further views across the Orchards Square and Inlet canal. Access is provided to the en-suite.

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

Bedroom Two
Double bedroom with window overlooking the side aspect.

Bathroom
White suite family bathroom comprises w.c, wash hand basin and bath with shower attachment from the tap.

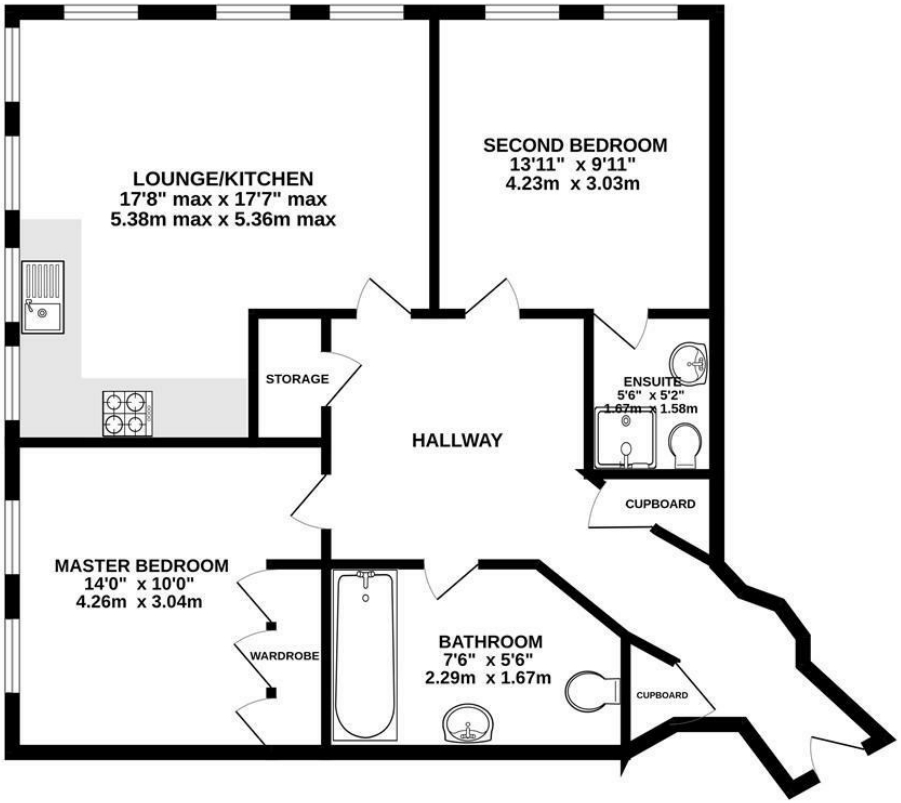
Outside
An allocated parking space for the apartment is secured in the gated complex within the Barge Arm East building a short walk from the apartment. The building is accessed via keyless fob entry system.

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 (less 20 days) from 1st January 1992. Managed by Ash & Co at an approximate charge of £2,402.84 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 20/5/26

Local authority and rates: Gloucester City Council - Tax Band C (£2,087.26 per annum) 2026/2027
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Gas Central Heating
Broadband speed: Basic 17 Mbps, Superfast 80Mbps, Ultrafast 1000 Mbps- Highest available download speed
Mobile phone coverage: Three , O2

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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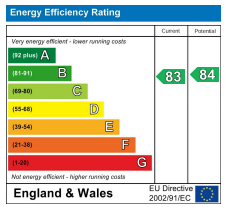
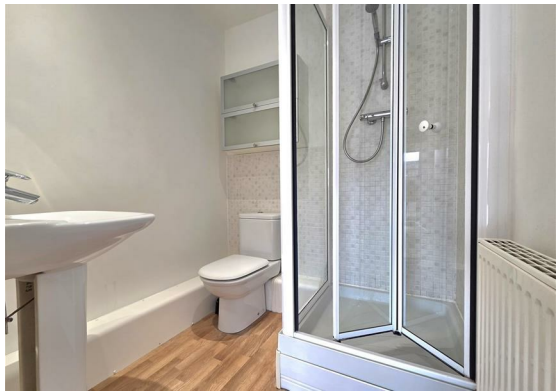
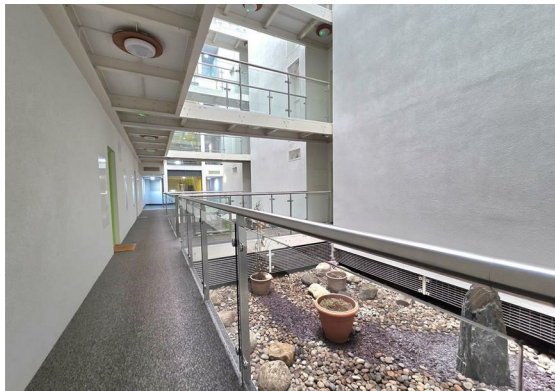
Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

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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