

St James House Harescombe Drive, Gloucester GL1 3LE

£150,000

naylor powell

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• No onward chain • Two double bedroom apartment with en-suite to master • Generous open plan living accommodation • Single garage allocated to the property • Conveniently located within close proximity of Gloucester Royal Hospital • Potential rental income of £1,050 pcm • EPC rating C79 • Gloucester City Council - Tax Band B (£1,826.36 per annum) 2026/2027

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

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Accommodation
The apartment offers spacious and well-presented accommodation throughout, comprising a generous open-plan living, dining and kitchen area. The living space provides ample room for both seating and dining furniture, with multiple windows allowing plenty of natural light. The fitted kitchen offers a range of wall and base units, work surfaces and integrated cooking appliances, together with space for additional appliances.

There are two well-proportioned double bedrooms, with the master bedroom benefiting from an en-suite shower room. The second bedroom would lend itself well to use as a guest bedroom or home office.

Completing the accommodation is a modern bathroom fitted with a panelled bath with shower over, wash hand basin and WC.

Outside
The property comes with a single garage. There is also one visitors parking permit which allows residents and visitors to park in the designated spaces.

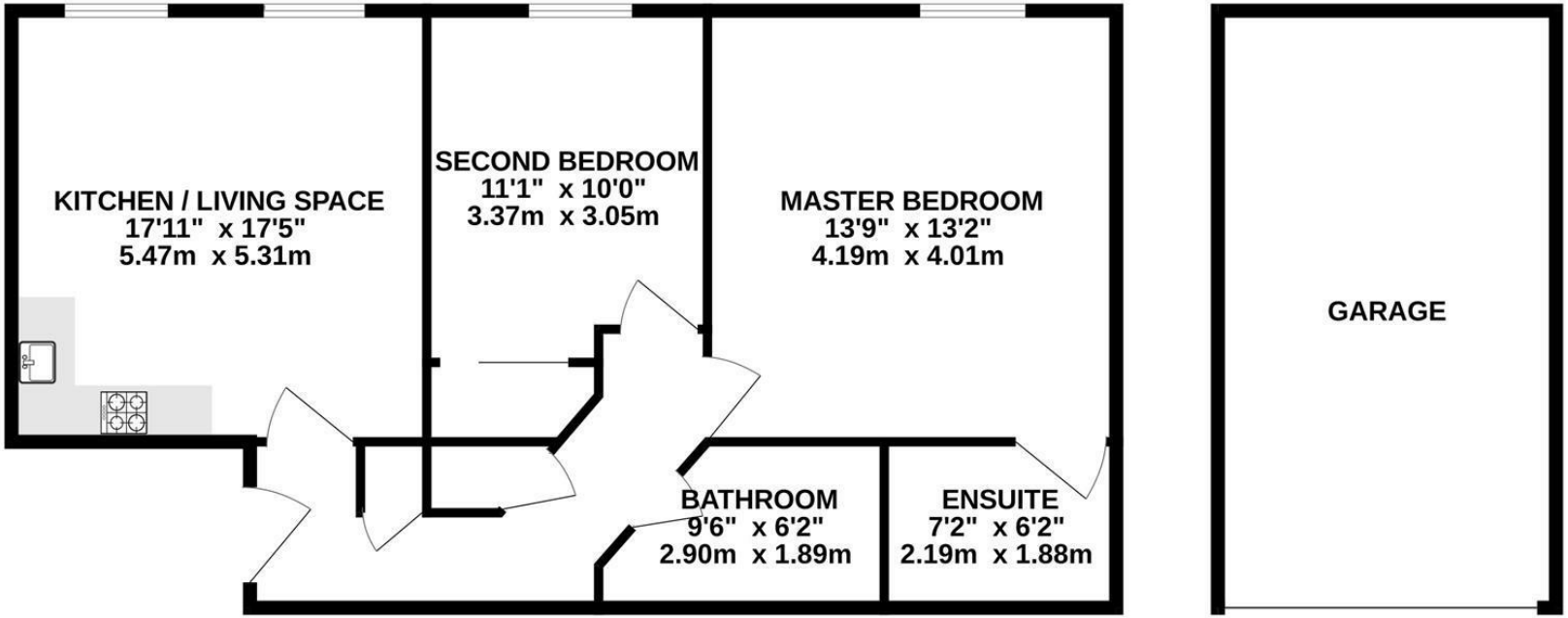
Location
Within the heart of the historic Gloucester, close to the Royal Hospital, St James House is ideally located for easy access to the city alongside those looking commute through bus routes and the train station, housing a direct line to London Paddington. With a range of local amenities along London Road to include a general store, pub, hairdressers and service station, whilst additional superstores can be located throughout the city alongside both primary and secondary schooling.

Material Information
Tenure: Leasehold property with 999 years starting from 2006. Ground rent of £150.00 per annum paid to First Port whilst a service charge of £3,500 per annum is payable to First port. All charges are reviewed every 12 months. (Information correct as of 12/11/26).

Local authority and rates: Gloucester City Council - Tax Band B (£1,826.36 per annum) 2026/2027.
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Electric
Broadband speed: Basic 14 Mbps, Superfast 61 Mbps - Highest available download speed.
Mobile phone coverage: EE, Vodafone, Three, O2.





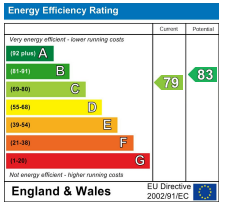


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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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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