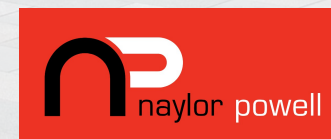




Barge Arm, Gloucester Docks GL1 2DN
£220,000



Barge Arm, Gloucester Docks GL1 2DN

- No onward chain
- Immaculately presented throughout
- Views over the Victoria basin & towards Gloucester Cathedral
- Secure allocated parking space
- Spacious two bedroom apartment with en-suite to master
- EPC rating C70
- Potential rental income of £1,100pcm
- Gloucester City Council - Tax Band C (£1,990.01 per annum) 2025/2026

£220,000

Entrance Hall

Storage cupboard housing boiler and additional storage cupboard which provides plumbing for the washing machine.

Living Room/ Kitchen

The kitchen offers ample storage in a range of floor and eye level units accompanied by integrated appliances to include fridge freezer, electric oven and four ring gas hob. The living space offers a practical and versatile space with views across the historic Gloucester Docks towards the Cathedral.

Master Bedroom

Double bedroom with access to en-suite.

En-suite

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

Second Bedroom

Double bedroom with views from the window overlooking the Victoria water basin and the food Dock.

Bathroom

White suite to include wash hand basin, WC and bath.

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. Moving into the City, you

will find Gloucester Cathedral and a number of independent shops and boutiques. Gloucester bus station provides regular services to all surrounding suburbs. The train station is approximately 1.5 miles away and offers direct lines to London.

Material Information

Tenure: Leasehold of 200 years (less 20 days) from 1st January 1992. Managed by Ash & Co at an approximate charge of £2,508.00 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 02/06/2025

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



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

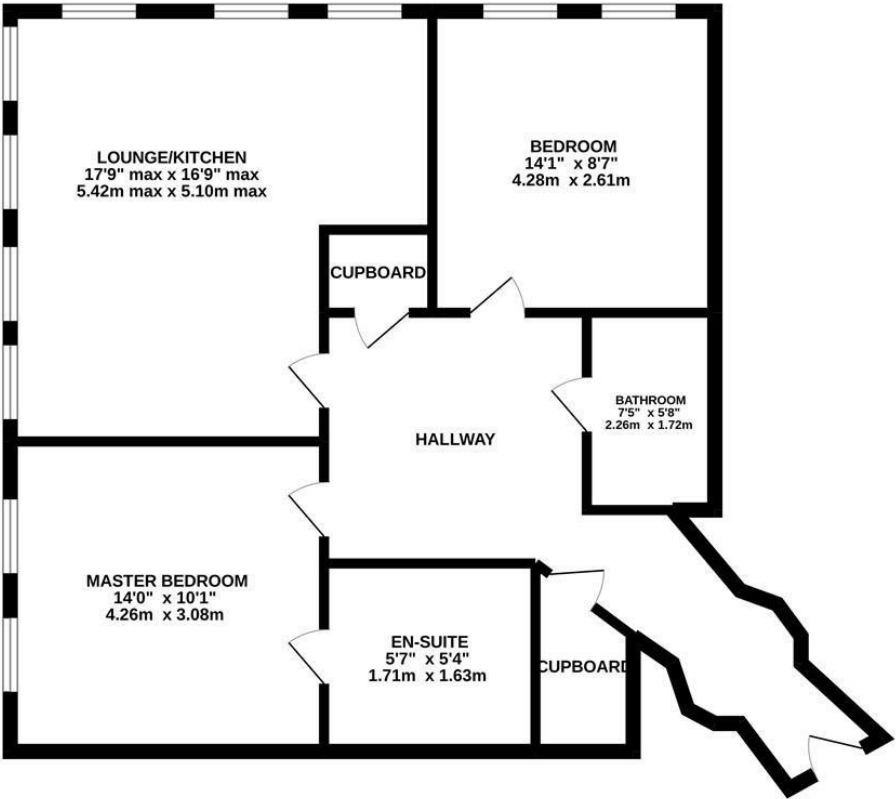
01452 398010

docks@naylorpowell.com

www.naylorpowell.com



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.
Made with Metropix v3.022

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.

