

7 Brunswick Square, Gloucester GL1 1UG

£120,000

naylor powell

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• No onward chain • Characterful one double bedroom apartment • Separate kitchen & living room • Stunning south facing views across the Brunswick square gardens • Additional communal garden to the rear • Set within the heart of the Georgian Brunswick Square and Gardens • Potential rental income of £800 pcm • EPC rating D65 • Gloucester City Council - Tax Band A (£1,565.44 per annum) 2026/2027

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

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Accommodation
Upon stepping into the apartment, you are immediately greeted by the original characterful features that continue throughout the property. Original sash windows from both the bedroom and the living area allow an abundance of natural light into the property with the apartment facing south overlooking the private Brunswick Square gardens. The living room also provides a carefully designed window seat to sit and enjoy the views. Built-in storage cupboard is also located within the room.
The kitchen benefits from a storage cupboards both above and below the worktops with convenient space for numerous free standing appliances and window overlooking the rear communal garden. Modern white suite shower room completes the internal aspect comprising w.c, wash hand basin and walk-in shower cubicle.

Outside
Permit parking can be located in Brunswick Square, alongside access to the private residence central square park which provides a pleasant area to enjoy with mature shrubs and well appointed boarders.

Location
Tucked away in the quiet location of Brunswick Square, the characterful Georgian townhouse overlooks the square gardens with residential permit parking surrounding. Approximately quarter of a mile from the City Centre Gloucester offers various amenities, shopping and transport facilities throughout whilst The Gloucester Quays development offers a range of restaurants, cinema and bars only half a mile.

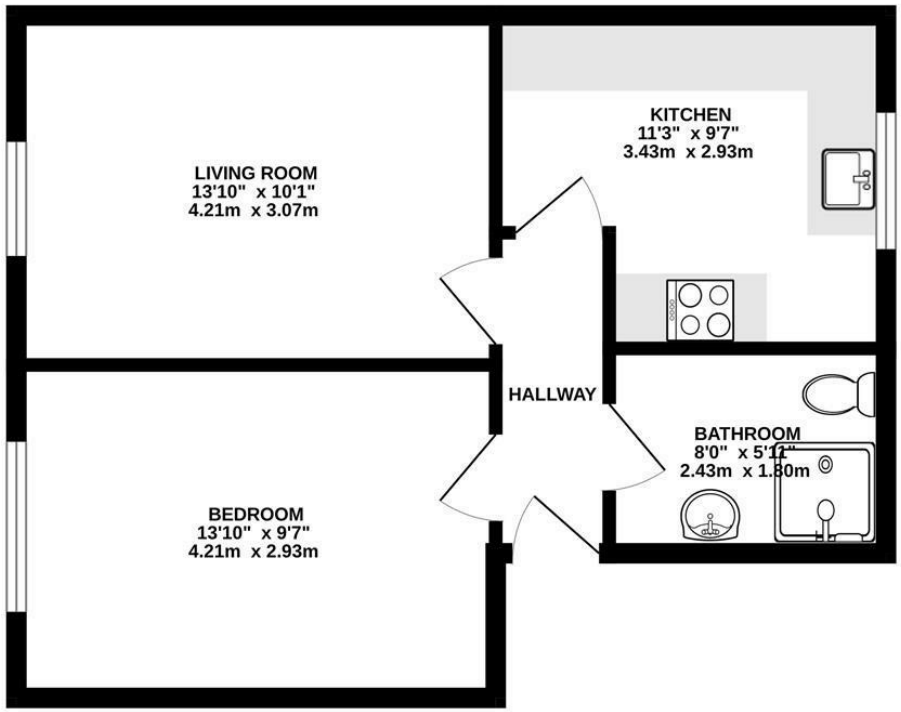
Material Information
To the front there is permit parking which can be purchased through Gloucester council website.
Tenure: Leasehold - Lease length is 999 years starting 1985. Peppercorn ground rent. No service charge.
Information correct as of 16/11/26

Local authority and rates: Gloucester City Council - Tax Band A (£1,565.44 per annum) 2026/2027.
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Gas
Broadband speed: Basic 15 Mbps, Ultrafast 1000 Mbps - Highest available download speed
Mobile phone coverage: Three, EE, Vodafone, O2.





GROUND FLOOR

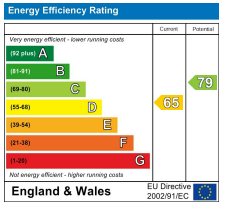


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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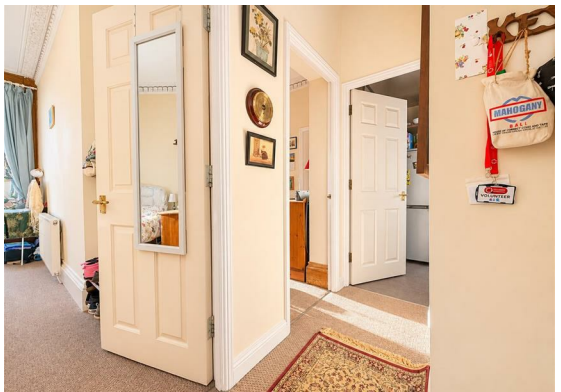











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