

Vinings Warehouse, Gloucester Docks GL1 2EG

£175,000

naylor powell

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• No Onward Chain • Two bedroom docks apartment with en-suite to master • Characterful features throughout • Open plan living accommodation with integrated appliances • Secure allocated parking space • EPC rating D64 • Potential rental income of £1,100pcm • 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 entrance hall which benefits from a large utility cupboard with plumbing for an automatic washing machine and additional space for storage. Access is provided from the hallway to both double bedrooms, bathroom and living area.

Kitchen / Lounge
Completing the internal specification of the property, is a light and airy open plan kitchen and living room with a Juliette balcony overlooking the main basin of the Historic Gloucester Docks. The kitchen boasts convenient sized breakfast bar alongside integrated appliances to include electric hob, oven, dishwasher, fridge and freezer.

Bedroom One
Double bedroom with windows overlooking the water basin. Access is provided to the En-Suite.

En-Suite
White en-suite shower room comprising of w.c, wash hand basin and walk-in shower cubicle.

Bedroom Two
Double bedroom with windows overlooking the water basin.

Bathroom
Modern white suite bathroom comprising of w.c, wash hand basin, heated towel rail and bath with shower over.

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 itself.

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 within 1.5 miles and offers direct lines to London.

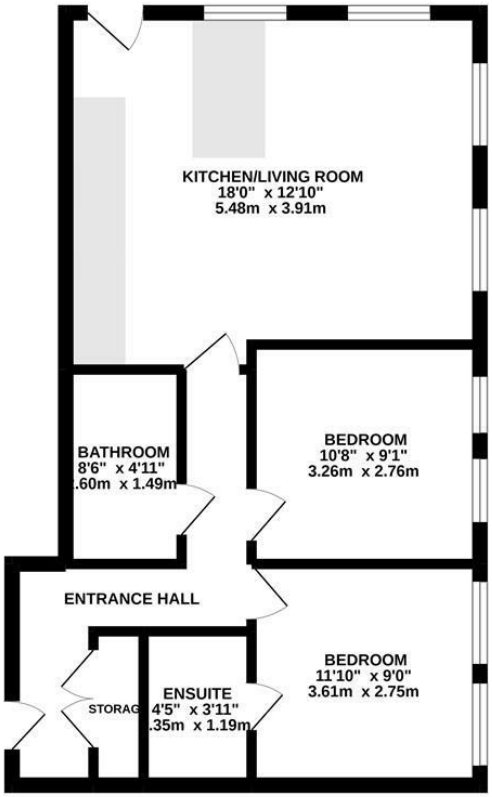
Material Information
Tenure: Leasehold
Local Authority and Rates: Gloucester City Council - Tax Band C (£2,087.26 per annum) 2026/2027
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Electric
Broadband speed: Standard 17Mbps, Superfast 80Mbps
Mobile phone coverage: Openreach, Virgin Media

Leasehold of 200 years (less 20 days) from 01/01/1992, managed by Ash & Co at a charge of £228.47 per calendar month (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 10/01/2024





GROUND FLOOR

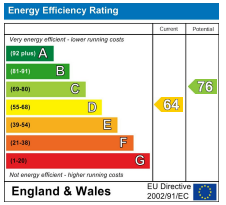


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

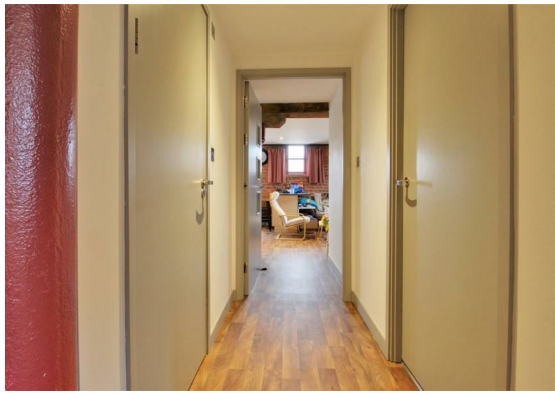
Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.



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VININGS WAREHOUSE