



The Courtyard London Road, Gloucester GL1 3PS
Offers Over £153,000



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• Two double bedroom first floor apartment • Generously sized living & dining accommodation • Separate kitchen with ample worktop & storage space • Allocated parking space • Potential rental income of £1,000 pcm • EPC rating of C78 • Gloucester City Council - Tax Band B (£1,741.26 per annum) 2025/2026



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

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Offers Over £153,000

Entrance Hallway

Spacious entrance hallway with built-in storage cupboard, allows access to all rooms.

Kitchen

Kitchen comprises gas hob and oven with extractor fan, integrated dishwasher and washing machine with space for free standing fridge/freezer.

Living / Dining room

Large open plan living / dining room with window to side aspect.

Master Bedroom

Large double bedroom with built-in wardrobes, access to an en-suite and window to rear aspect.

En-suite

Modern white suite shower room comprises shower, wash hand basin and w.c

Second Bedroom

Double bedroom with built-in wardrobes and window to side aspect.

Family Bathroom

Modern white suite comprises w.c, wash hand basin and bath with shower overhead.

Outside

Allocated parking space to the front of the building.

Location

Positioned at the top of London road on the edge of Gloucester City Centre and within close proximity to the Royal Hospital, The Courtyard 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. Length of lease: 102 years remaining. Service charge: £2,100 per annum pays for the management charge, building insurance. Ground Rent £150 per annum. All charges payable to the management company First Port. *Information correct as of 16/01/2026*

Local Authority and Rates: Gloucester City Council - Tax Band B (£1,741.26 per annum) 2025/2026.

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

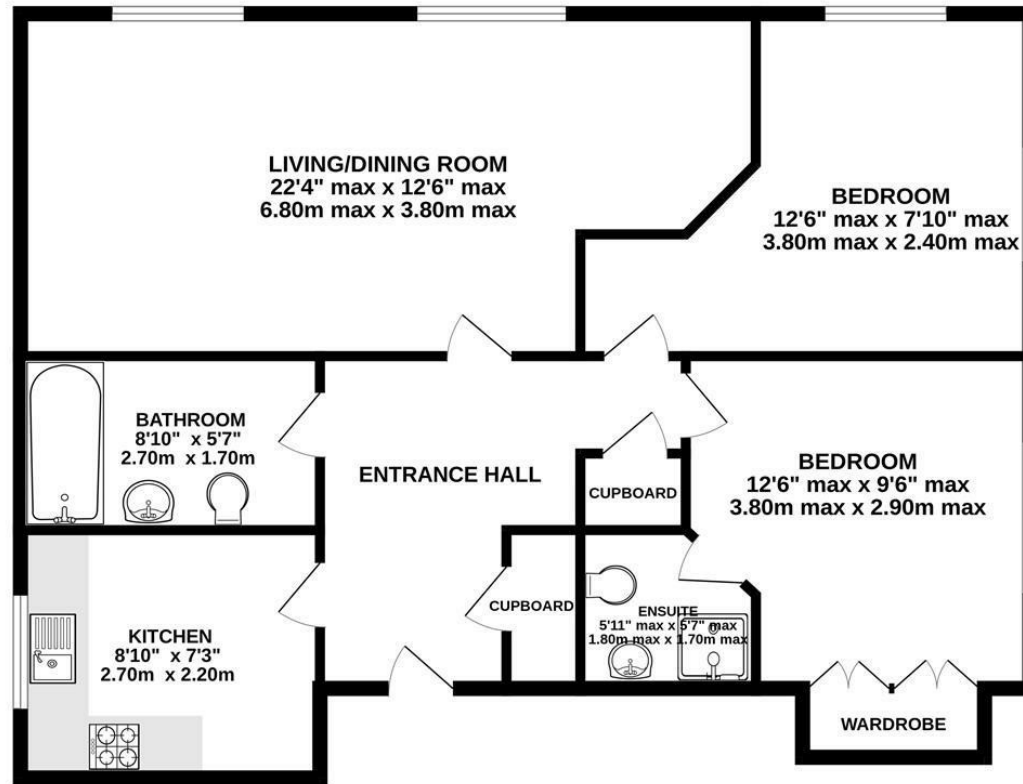
Heating: Gas central heating.

Broadband speed: Basic 4 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps download speed.

Mobile phone coverage: EE, O2, Vodafone, Three - Limited



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C	78	78
55-68	D		
39-54	E		
21-38	F		
1-20	G		
All energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



