



Oakbank House Oakbank, Tuffley GL4 0AZ
£275,000



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• No onward chain • Two double bedroom characterful apartment • Panoramic views across the city of Gloucester and May Hill • Single garage with allocated parking space • Highly desirable Oakbank House set in expansive grounds • Convenient basement storage area • EPC rating D67 • 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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Hallway

Spacious hallway provides access to both bedrooms, kitchen, living room, bathroom and to two storage cupboards.

Living Room / Dining Room

The light and airy room provides suitable space for both living and dining areas with two windows providing stunning views across the communal gardens and across Gloucester in the distance.

Kitchen

Galley style kitchen benefits from ample worktop and storage space alongside integrated dishwasher, hob and electric oven and microwave. Window continues to provide views across the gardens.

Bedroom One

Double bedroom with two sets of built-in wardrobes and window providing further views across the gardens.

Bedroom Two

Double bedroom with built-in storage cupboards and window overlooking the side aspect.

Bathroom

White suite bathroom comprises w.c, wash hand basin and bath with shower attachment over.

Outside

Externally the property benefits from a single garage, with lighting and power, alongside an allocated parking space directly in front. The large communal gardens offer lawns and wildlife areas with views stretching across the city and beyond to provide a pleasant and peaceful position. The property is completed with the benefits of a cellar, accessed externally of the apartment, offering a dry storage space.

Location

Touching Robinswood Hill the sought after location of Oakbank House is ideal for working professionals and those looking for a quieter paced

lifestyle. Ideally located as a main travel link to both Stroud, Cheltenham, Bristol and the city centre, public transport, various amenities include doctors surgery, shops, public houses and playgrounds complete the established suburb which in turn also benefits from the Country Park of Robinswood Hill adjoining the property.

Material Information

Tenure: This property is leasehold with a lease length of 999 years from June 1981 that includes a sixth share in the freehold of the property that is Oakbank House and an eighth share of the freehold of the grounds. Maintenance contributions for the property are currently £2,112.00 per annum, £176.00 per calendar month which includes the ground rent of £50.00 per annum. These contributions cover the shared costs for the annual buildings' insurance, grounds maintenance, electricity, regular annual building maintenance items and the administrative obligations that must be met on behalf of the Association and Company. *Information correct as of 20/10/25*

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.

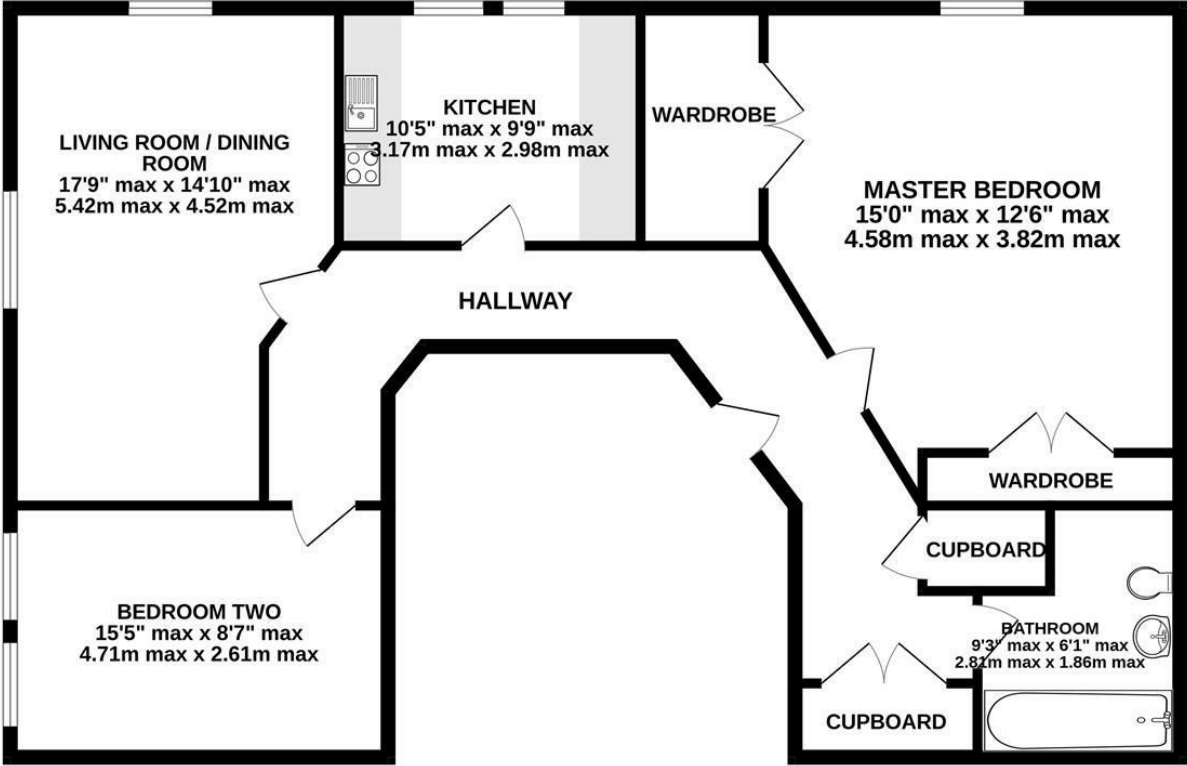
Heating: Gas central heating.

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

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



FIRST 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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