# Albion Mews Southgate Street, Gloucester GL1 1UQ

**£200,000**

naylor powell

# Albion Mews Southgate Street, Gloucester GL1 1UQ

• No onward chain • Two bedroom ground floor mews apartment • Immaculately presented throughout • Private courtyard garden • Situated within a secure gated complex with allocated parking space • Potential rental income of £1,200 pcm • EPC rating C70 • Gloucester City Council - Tax Band A (£1,565.44 per annum) 2026/2027

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## £200,000

### Entrance Hallway
Hallway provides access to both bedrooms, shower room and open plan kitchen and living area.

### Kitchen / Living Room
The light and airy open plan space provides suitable space for a living or dining area, whilst the kitchen itself boasts ample worktop and storage space with integrated appliances to include hob, oven, automatic washing machine, fridge and freezer. A set of French doors provides access to the courtyard garden.

### Bedroom One
Double bedroom with built-in wardrobe and window overlooking the front aspect.

### Bedroom Two
Currently being utilised as a separate living room, the bedroom benefits from a window overlooking the front aspect.

### Shower Room
Modern white suite shower room comprises w.c, heated towel rail and shower cubicle.

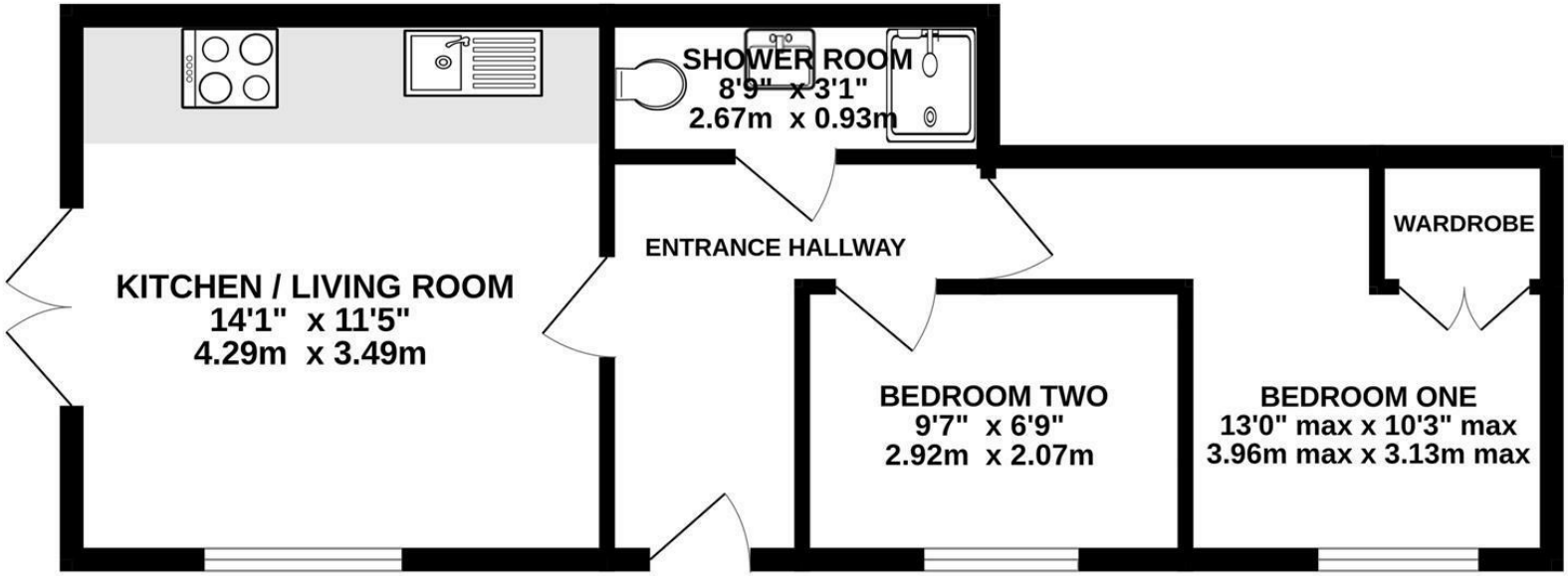
### Outside
The property benefits from it's own private courtyard garden providing an ideal space for entertaining and relaxing throughout the day. Shed allows for suitable storage space whilst gated access opens to the front of the property where the allocated parking space is found.

### Location
Situated on the periphery of Gloucester Docks, the Albion Mews development offers the benefits of the Gloucester Quays designer Outlet Centre offering an outstanding mix of high street and designer labels and an array of eateries and waterfront bars. Moving into the City, half a mile away, you will find the historic Gloucester Cathedral and a number of independent shops and boutiques. Gloucester bus station provides regular services to all surrounding suburbs whilst the train station provides direct lines to London Paddington.

### Material Information
Tenure: Leasehold property with 117 years remaining. Ground rent of £180 per annum and service charge of £1,117.96 per annum all payable to the management company Principle Estate Management..
*Information correct as of 22/7/26*

Council tax band: Gloucester City Council - Tax Band A (£1,565.44 per annum) 2026/2027.
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Electric Heating
Broadband speed: Basic 17 Mbps, Superfast 80Mbps - Highest available download speed
Mobile phone coverage: Three, 02, Vodafone

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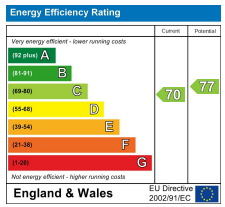
Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.

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