



Parliament Street, Gloucester GL1 1HY
£110,000



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• Beautifully presented basement flat • Share of freehold • Spacious open-plan living/kitchen/dining area • Modern bathroom with walk-in shower • Generous double bedroom • Excellent storage • Convenient city location • Ideal first-time purchase or investment • Gloucester City Council - Tax Band A (£1,565.44 per annum) 2026/2027 • EPC rating E50



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

£110,000

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Accommodation

A beautifully presented basement flat offered with a share of the freehold, providing stylish and well-appointed accommodation in a convenient location.

The property offers a bright and spacious open-plan living area, combining a comfortable sitting space with a modern fitted kitchen and dedicated dining area. The kitchen has been thoughtfully fitted with a range of contemporary wall and base units, contrasting work surfaces, integrated oven and hob, tiled splashbacks and space for appliances. The living area benefits from attractive wood-effect flooring, recessed ceiling spotlights and plenty of natural light, creating a welcoming and versatile space.

The bedroom is a generous double room with fitted wardrobes providing excellent storage, while the modern bathroom is finished with a large walk-in shower enclosure, wash hand basin with vanity storage and WC. A designated utility area is also found in the bathroom with integrated washer dryer. There is also a useful additional storage cupboard within the property large enough to offer the potential to be utilised as home office space if required..

Outside

The property is accessed via a private entrance at basement level, with a gated approach and steps leading down to the front door. There is also access to a small communal garden, providing a pleasant shared outdoor space for residents to enjoy.

Location

Parliament Street is conveniently positioned within easy reach of Gloucester city centre, making it an ideal location for those wanting access to a wide range of everyday amenities, shops, restaurants and leisure facilities. The historic Gloucester Docks and Gloucester Quays are also nearby, offering a popular selection of shopping, dining and leisure opportunities.

The property is particularly well placed for transport links, with Gloucester railway station approximately 700 metres away and the Gloucester Transport Hub providing regular local and regional bus services. The surrounding area also benefits from a good selection of schools, including St Paul's Church of England Primary School and Widden Primary School.

Material Information

Tenure: Share of Freehold. 999 year lease. Service charge of £625 per annum which includes buildings insurance, electric for communal areas and fire and safety.

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

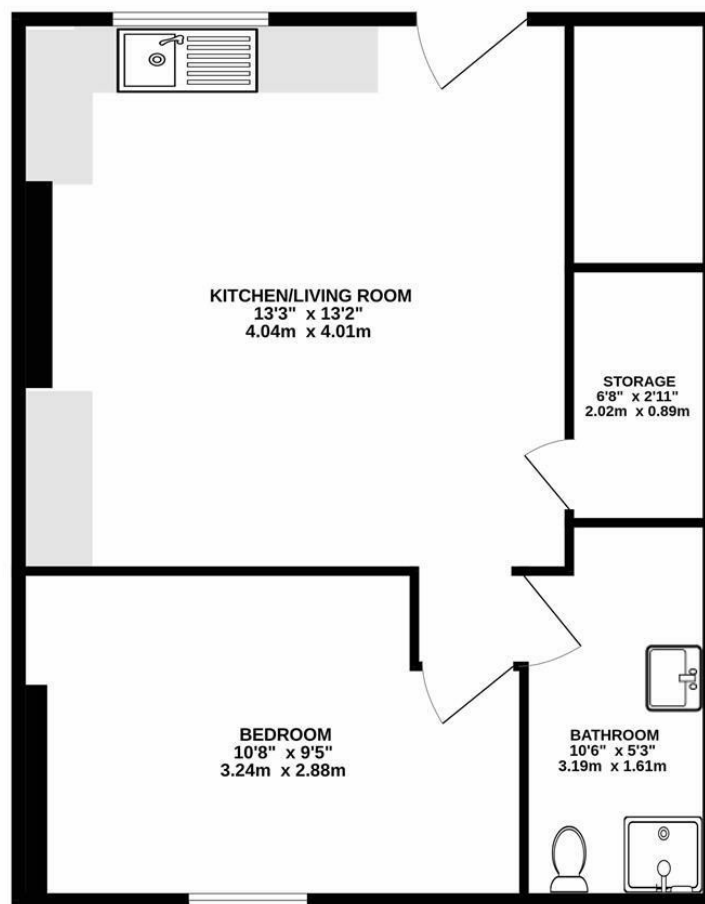
Heating: Electric Storage Heaters

Broadband speed: Basic 15 Mbps, Ultrafast 1000 Mbps - Highest available download speed

Mobile phone coverage: Three, EE, Vodafone, O2.



GROUND FLOOR



Disclaimer: These particulars do not form part of any contract and no responsibility is accepted for any errors or omissions in any statement made, whether verbally or written for or on behalf of Naylor Powell.

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.

