



Lock Warehouse, Gloucester Docks GL1 2GA

£149,000



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• No onward chain • One bedroom characterful apartment with a share of the freehold on purchase • Open plan kitchen and living area • Allocated off-road parking • Potential rental income of £895 pcm • EPC Rating B82 • Gloucester City Council - Tax Band B (£1,826.36 per annum) 2026/2027

£149,000



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

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Entrance Hallway

Accessed via the secure key and coded entrance with visitor intercom leads into the communal entrance providing access to the second floor apartment via the stairs or lift. Entrance hall provides access to the bedroom, bathroom and kitchen/living room.

Kitchen/Living Room

Spacious open plan kitchen and living accommodation. Ample worktop and storage space is provided in the kitchen area with integrated appliances to include fridge, freezer, dishwasher, washing machine, electric hob and oven. Character features with exposed brick work and wooden beams

Bathroom

Part tiled modern white suite bathroom benefitting from bath with shower attachment over, w.c and wash hand basin.

Bedroom

Double bedroom providing views over the canal.

Outside

An allocated parking space within the Castlemeads car park completes the property with potential to obtain a permit for an extra space if required.

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. An allocated parking space completes the property with potential to obtain a permit for an extra space if required.

Material Information

Tenure: Leasehold - 199 years from 2013. Management Company: Y&Y Management Ltd. Avon House, 2 Timberwharf Road, London, N16 6DB

Annual ground rent £264.82. Annual service charge £1,766.26. Annual car park service charge £953.85.

Please note, the Lock Warehouse residents are currently in the final stages of purchasing the freehold therefore any buyer will benefit from a share of the freehold going forward and the above charges are expected to decrease dramatically as a result.

Information correct as of 01/04/2026

Local authority and rates: Gloucester City Council - Tax Band B (£1,826.36 per annum) 2026/2027.

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

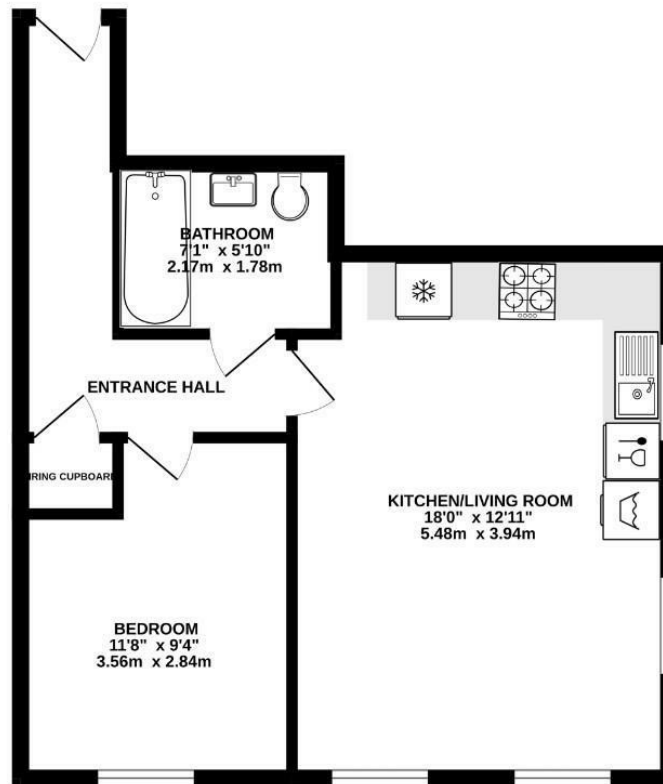
Heating: Electric Heating

Broadband speed: Standard 18 Mbps, Superfast 80 Mbps

Mobile phone coverage: Three



GROUND FLOOR
450 sq.ft. (41.8 sq.m.) approx.



TOTAL FLOOR AREA: 450 sq.ft. (41.8 sq.m.) approx.

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.

