Double Reynolds Warehouse, Gloucester GL1 2EN

£155,000

naylor powell

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• No onward chain • Spacious open-plan living and kitchen area • Exposed brickwork and original timber beams • Generous double bedroom • Well-presented and versatile accommodation • Ideal first-time purchase or investment opportunity • Useful range of fitted storage • Secure allocated parking • EPC rating of D68

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

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£155,000

Accommodation

The property offers well-presented and versatile accommodation arranged over a single level, with a welcoming entrance hallway providing access to all rooms. The impressive open-plan living and kitchen area forms the heart of the home, offering a generous space for both relaxing and entertaining. Character features including exposed brickwork, original timber beams and attractive flooring create a stylish yet homely feel, while the modern fitted kitchen is well positioned within the open-plan layout.

The spacious double bedroom continues the property's characterful style, benefiting from exposed brickwork, timber beams and two windows providing plenty of natural light. There is also a contemporary bathroom fitted with a white suite, including a bath with shower over, wash hand basin and WC.

Outside

Accessed via code entry to the side of the building, the apartment is complete with basement storage below as well as a secure allocated parking space in the Barge Arm East complex.

Locaiton

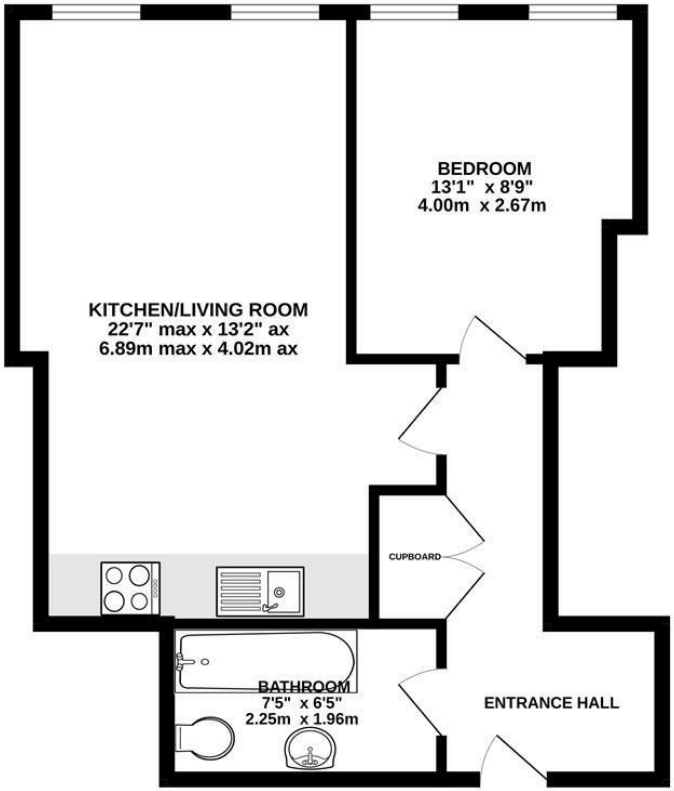
Set in the heart of the highly sought after and historic Gloucester Docklands, the area provides an eclectic mix of both contemporary and period architecture overlooking various water basins and housing a mix of independent restaurants and bistros. The Gloucester Quays designer outlet centre provides a mix of high street and designer labels, with an array of eateries and waterfront bars. A short mile walk into the City, you will find Gloucester Cathedral and a number of independent shops and boutiques. The recently renovated Gloucester bus station provides regular services to all surrounding suburbs whilst the train station is within a mile and offers direct lines to London making the area a firm favourite with working professionals.

Material Information

Tenure: Leasehold property of 200 years (less 20 days) from 01/01/1992 managed Ash & Co at a charge of approximately £3,294 per annum. Part covers normal shared building maintenance, management and insurances; just over 40% covers Docks Service Charge (DSC) including security, CCTV, cleaning and maintenance for the private Docks estate, operated by GDECL. Charges are reviewed every year. *Information correct as of 30/09/26*

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
Broadband speed: Standard 17 Mbps , Superfast 80 Mbps, Ultrafast 1000 Mbps- Highest available download speed.
Mobile phone coverage: EE, Three, Vodafone, O2.

GROUND FLOOR
593 sq.ft. (55.1 sq.m.) approx.



TOTAL FLOOR AREA : 593 sq.ft. (55.1 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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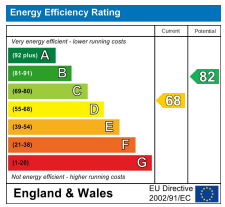
Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

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.



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