



Spa Road, Gloucester GL1 1UY

£170,000



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• Grade II listed two double bedroom first floor apartment • Gated parking for one vehicle • Popular central location • Situated within walking distance to the popular Gloucester Docks • Potential rental income of £995 pcm • EPC rating E51 • Gloucester City Council - Tax Band B (£1,741.26 per annum) 2025/26



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

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www.naylorpowell.com

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Living Dining Room

Spacious living dining room with window to rear aspect. Steps lead into the kitchen area.

Kitchen

Ample storage in a range of floor and eye level units accompanied by integrated appliances to include fridge freezer, washing machine, electric oven and four ring electric hob with extractor over. Additional space for dishwasher.

Master Bedroom

Double Bedroom with character features to include curved wall, high ceilings and sash window. Cupboard providing storage/wardrobe.

Second Bedroom

Double bedroom with window to the side aspect.

Bathroom

Modern white suite comprising WC, wash hand basin and bath with shower over and tiled surround.

Outside

To the side of the property there is a gated entrance providing parking for one vehicle.

Location

Positioned on Spa Road, Ribston Hall offers convenient access to the Historic Gloucester Quays

benefitting from the 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 and surrounding areas.

Material Information

Tenure: Leasehold with a lease length of 105 years remaining. Service charges total £1,027 per annum whilst and ground rent totals £150 per annum with all charges payable to the managing agent Ribston Hall Management Co. Ltd and are paid in half yearly instalments. All charges are reviewed on a yearly basis.

Information correct as of 14/04/2025

Local authority and rates: Gloucester City Council - Tax Band B (£1,741.26 per annum) 2025/26

Electricity supply: Mains

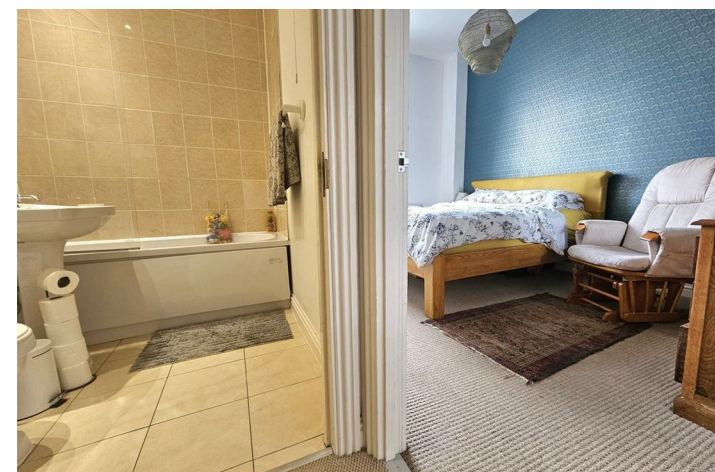
Water supply: Mains

Sewerage: Mains

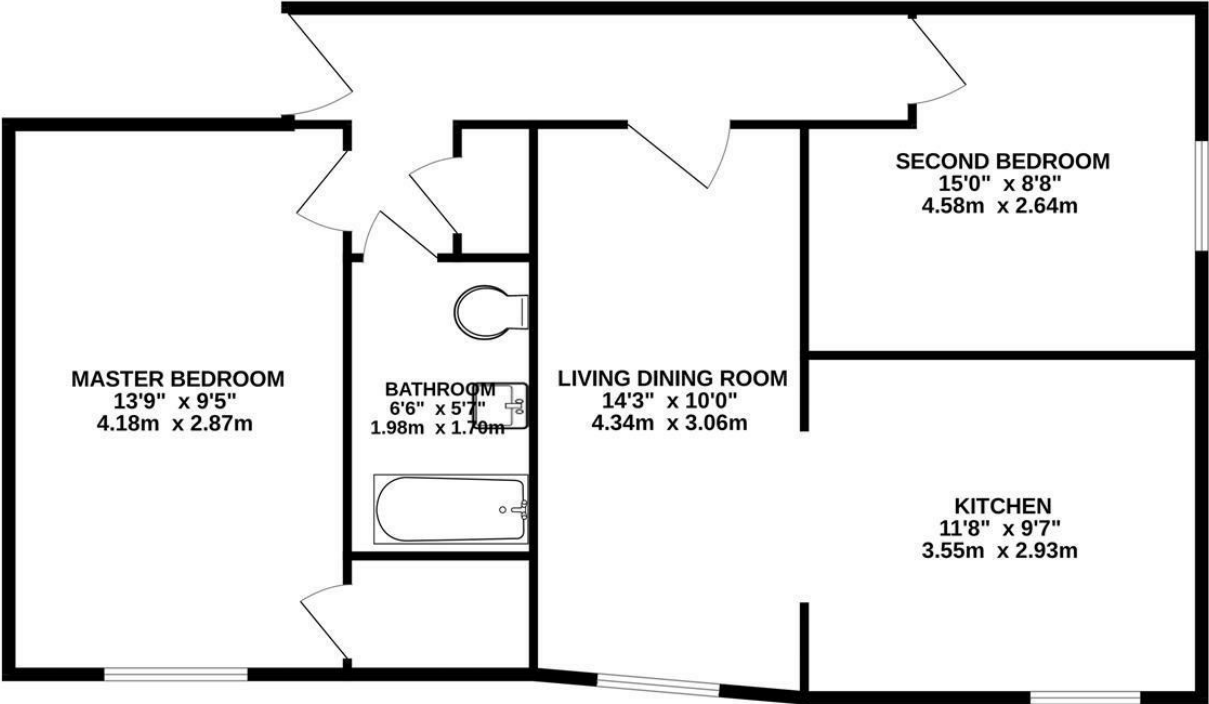
Heating: Electric

Broadband speed: Basic 16 Mbps, Ultrafast 1000 Mbps - Highest available download speed.

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



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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