



219 Provender, The Docks GL1 5BQ

£172,500



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- No onward chain
- One double bedroom modern apartment
- Open plan kitchen and living space with integrated appliances
- Generous sized balcony
- Potential rental income of £775 pcm
- BLP warranty valid until 2028
- EPC rating B84

£172,500

Accommodation

Enter the building via intercom and fob entry system leading to the spacious communal area with access via stairwell and lift leading to the second floor where the apartment is located.

Upon entering the apartment, the entrance hall offers access to a generous sized utility cupboard where the combi gas boiler is located alongside plumbing for an automatic washing machine. The hallway continues to provide access to the modern white suite bathroom and double bedroom benefiting from a built in wardrobe and access to the spacious open plan kitchen and living accommodation.

The kitchen benefits from integrated appliances to include fridge, freezer, microwave, dishwasher, electric Bosch oven and ceramic hob. The generous sized balcony is accessed via the living area, benefiting from views of the canal, the Priory, Gloucester Cathedral and May Hill in the distance, offering buyers additional living space perfect for entertaining and alfresco dining.

Parking is located to the front of the Provender building.

Location

Built in 2018, the luxurious Provender development offers prospective buyers the convenience of access to the city centre and the ever popular Gloucester Quays.

Outside the boundaries of the of the Quays, Gloucester Cathedral and Gloucester Rugby's Kingsholm stadium are just a few of the local attractions within easy reach. Surrounding countryside includes the nearby Cotswolds, Malvern Hills and the Wye Valley, all areas of outstanding natural beauty.

Local Authority & Services

Gloucester City Council - Tax Band B.
Mains drainage, water, gas and electric.

Tenure

Leasehold of 200 years from January 2018. Managed by Ash & Co with a ground rent of £158 per annum alongside a service charge of £1,295.40 per annum covering building insurance, security, maintenance of communal areas and the secure allocated parking space paid in half yearly instalments.

Information correct as of 21/6/21



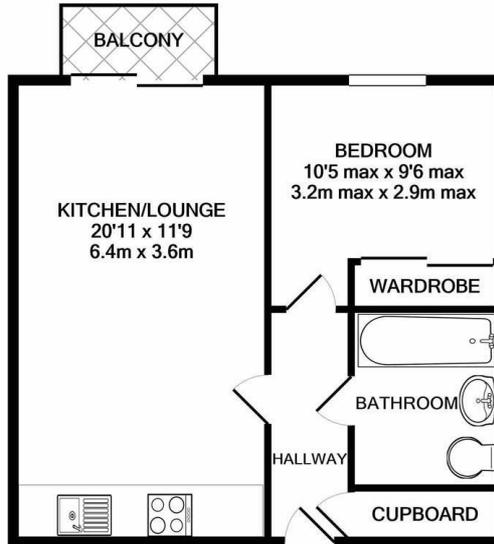
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TOTAL APPROX. FLOOR AREA 464 SQ.FT. (43.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

