



13 Barge Arm, Gloucester Docks GL1 2DN
£210,000



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• No onward chain • Two double bedroom south facing corner apartment • En-suite shower room to master • Spacious open plan kitchen & living accommodation • Water views across the Inlet Canal & across Orchard Square • Secure allocated parking space • EPC rating B83 • Potential rental income of £1,200 pcm • Gloucester City Council - Tax Band C (£2,087.26 per annum) 2026/2027



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

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www.naylorpowell.com

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Entrance Hallway

Spacious hallway provides access to two built-in storage cupboards, both bedrooms, living room and family bathroom.

Open Plan Kitchen / Living Room

The open plan room allows an abundance of natural light streaming into the room via the many south facing windows overlooking the Orchards Square and Inlet canal. Convenient space for both living and dining areas are provided whilst the kitchen itself boasts ample worktop and storage space alongside integrated appliances to include gas hob, electric oven and dishwasher.

Master Bedroom

Double bedroom with window providing further views across the Orchards Square and Inlet canal. Access is provided to the en-suite.

En-Suite

White suite shower room comprises w.c, wash hand basin and shower cubicle.

Bedroom Two

Double bedroom with window overlooking the side aspect.

Bathroom

White suite family bathroom comprises w.c, wash hand basin and bath with shower attachment from the tap.

Outside

An allocated parking space for the apartment is secured in the gated complex within the Barge Arm East building a short walk from the apartment. The building is accessed via keyless fob entry system.

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 and a short distance from the local Sainsbury's supermarket. Moving into the historic City, you will find Gloucester Cathedral and a number of independent shops and boutiques, the newly renovated bus station providing regular services to all surrounding suburbs, alongside a direct line to London Paddington from the train station just 1.5 miles distance away.

Material Information

Tenure: Leasehold of 200 years (less 20 days) from 1st January 1992. Managed by Ash & Co at an approximate charge of £2,402.84 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).

Information correct as of 20/5/26

Local authority and rates: Gloucester City Council - Tax Band C (£2,087.26 per annum) 2026/2027

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

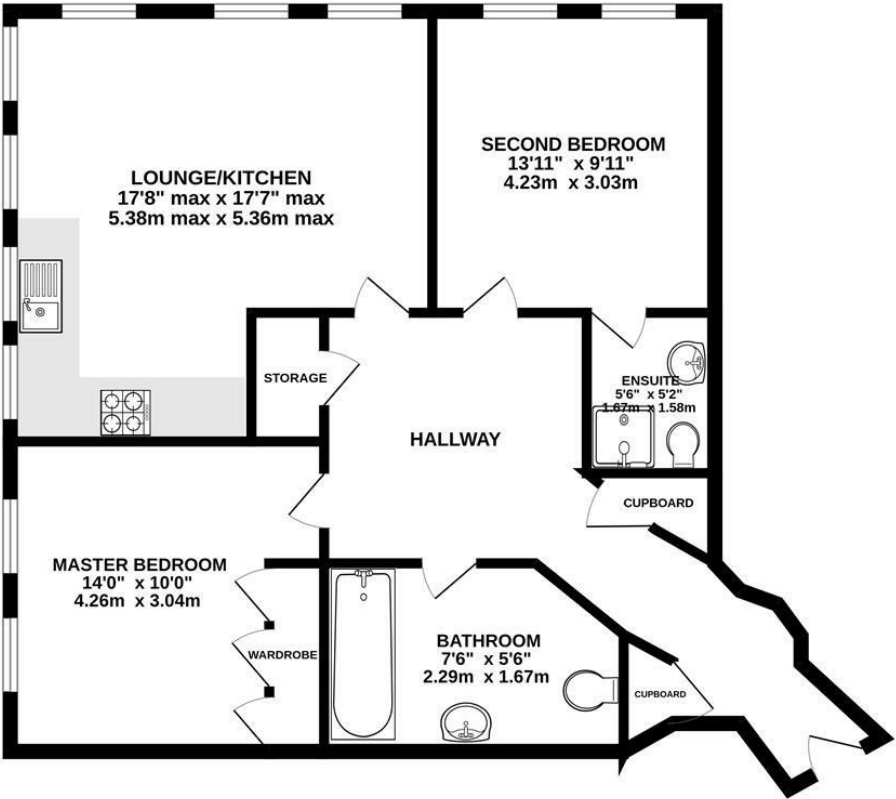
Heating: Gas Central Heating

Broadband speed: Basic 17 Mbps, Superfast 80Mbps, Ultrafast 1000 Mbps- Highest available download speed

Mobile phone coverage: 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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