



Friars Orchard, Gloucester GL1 1GD

£185,000



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• No onward chain • Two double bedroom apartment with en-suite to master • Open plan kitchen & living accommodation • Ideal central location • Allocated parking space • EPC rating C71 • Gloucester City Council - Tax Band B (£1,826.36 per annum) 2026/2027

£185,000



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

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Entrance Hallway

Spacious hallway provides access to both bedrooms, bathroom, living room and to a large storage cupboard providing plumbing for a washing machine.

Open Plan Kitchen/Living Room

The spacious open plan room provides convenient space for both living and dining areas. Kitchen provides ample worktop and storage with integrated hob and oven alongside plumbing for a dishwasher. Large floor to ceiling windows allow an abundance of natural light into the room. Access to balcony provided.

Master Bedroom

Double bedroom with built-in wardrobe and window overlooking the side aspect. Access is provided to the en-suite.

En-Suite

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

Second Bedroom

Double bedroom with window overlooking the rear aspect.

Family Bathroom

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

Outside

The apartment is completed by an allocated parking space to the rear of the development and secure bike storage. The building itself is accessed via fob entry system and lift access leading to the second floor where the apartment is located.

Location

Situated in the heart of the historical Gloucester City centre, within a short walking distance to the popular Gloucester Quays development, Friars Orchard is conveniently located for an array of shops, bars, and restaurants alongside various other amenities. Within a short distance of the bus and train station offering a direct line to London Paddington this location is ideal for young professionals, first time buyers and those looking to downsize.

Material Information

Tenure: Leasehold - 250 year lease from 1/7/14. 238 years remaining.

Ground rent of £129.88 per annum.

Service charge of approximately £363.31 paid quarterly to include building insurance and general maintenance of the communal area and grounds. All costs payable to the management company A Dandy Wren *Information correct as of 04/08/2026*

Communal areas are cleaned every two weeks.

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

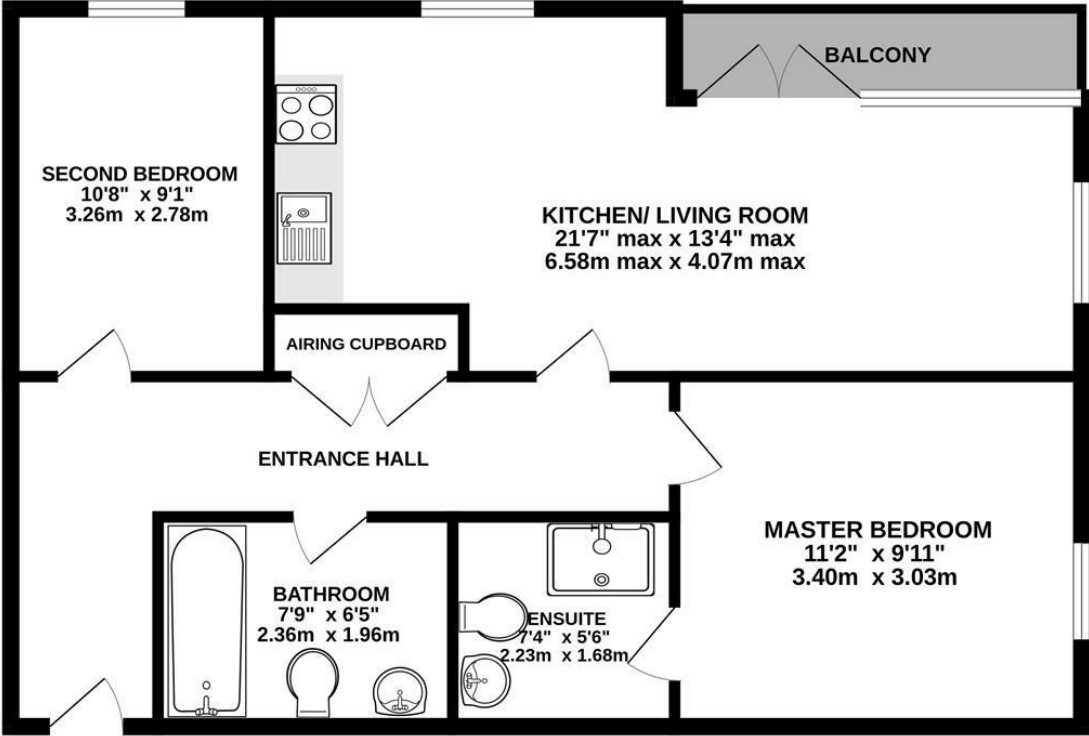
Heating: Electric Heating

Broadband speed: Basic 16Mbps, Superfast 80Mbps- Highest available download speed

Mobile phone coverage: Three



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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