

Barge Arm, Gloucester Docks GL1 2DN

£199,950

naylor powell

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• No onward chain • Open plan kitchen & living accommodation • Two double bedrooms with en-suite to master • Water views across the canal inlet & across Orchard Square • Secure allocated parking space • Potential rental income of £1,200 pcm • EPC rating D64 • Gloucester City Council - Tax Band C (£2,087.26 per annum) 2026/2027

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

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Entrance Hallway
Spacious entrance hallway with carpeted flooring provides access to two built-in storage cupboards, one offering plumbing for an automatic washing machine, aswell as both bedrooms, family bathroom and living room.

Living Area / Kitchen
The light and airy open plan living room provides convenient space for living and dining areas with views overlooking the Orchard square and water views over the canal inlet from the large south facing windows. The kitchen area benefits from ample worktop and storage space with integrated appliances to include gas hob, electric oven, fridge, freezer and dishwasher.

Bedroom One
Double bedroom with views over the inlet canal and Orchard Square aswell as access to an en-suite shower room.

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

Bedroom Two
Double bedroom with further views over the inlet canal and Orchard Square.

Bathroom
White suite family bathroom comprising of w.c, wash hand basin and bath with shower attachment from 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 and intercom system.

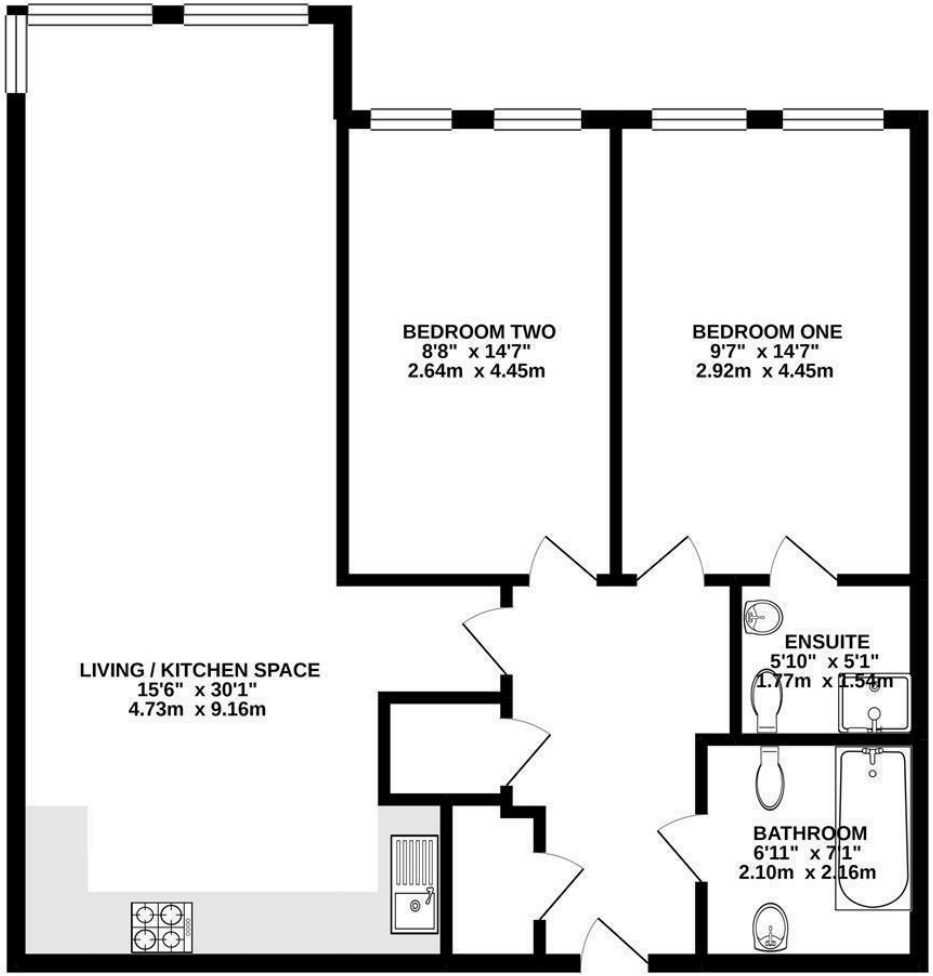
Location
To the south of the main docks area is the Gloucester Quays designer outlet centre, which has an outstanding mix of high street and designer labels, with an array of eateries and waterfront bars. Moving into the City, you will find Gloucester Cathedral and a number of independent shops and boutiques. Gloucester bus station provides regular services to all surrounding suburbs. The train station is approximately 1.5 miles away and offers direct lines to London.

Material Information
Tenure: Leasehold of 200 years (less 20 days) from 1st January 1992. Managed by Ash & Co at an approximate charge of £2,555.64 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 6/1/26

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



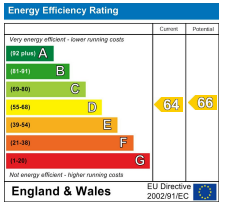




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Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

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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