



Vinings Warehouse, Gloucester Docks GL1 2EG
£155,000



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- No onward chain
- Immaculately presented & characterful one bedroom apartment
- Open plan living accommodation
- Modern kitchen fittings & shower room
- Built-in Bluetooth audio system throughout the apartment
- Stunning water views across the main water basin
- Potential rental income of £850 pcm
- EPC rating D68
- Gloucester City Council - Tax Band B (£1,741.26 per annum) 2025/2026



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

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www.naylorpowell.com

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Entrance Hallway

Hallway provides access to the bedroom, living area and to a built-in storage cupboard.

Open Plan Living Room / Kitchen

The open plan room provides suitable a suitable living area with two windows providing stunning ware views across the main water basin and wall mounted television unit. breakfast bar provides additional seating and separation between the kitchen and living areas. Ample worktop and storage space is provided alongside integrated hob, oven, dishwasher, fridge, freezer and pop up power sockets from the worktop itself.

Bedroom

Spacious double bedroom with two windows continuing views over the main water basin, built-in wardrobes and access to the shower room.

Shower Room

Modern and stylish white suite shower room comprises w.c, wash hand basin, heated towel rail and walk-in shower cubicle.

Outside

Accessed via code and fob entry to the side of the building, the apartment is complete with a secure allocated parking space in the Barge Arm East complex.

Location

Set in the heart of the highly sought after and historic Gloucester Docklands, the area provides an eclectic mix of both contemporary and period architecture overlooking various water basins and housing a mix of independent

restaurants and bistros. The Gloucester Quays designer outlet centre provides a mix of high street and designer labels, with an array of eateries and waterfront bars. A short mile walk into the City, you will find Gloucester Cathedral and a number of independent shops and boutiques. The recently renovated Gloucester bus station provides regular services to all surrounding suburbs whilst the train station is within a mile and offers direct lines to London making the area a firm favourite with working professionals.

Material Information

Tenure: Leasehold of 200 years (less 20 days) from 1st January 1992. Managed by Ash & Co at an approximate charge of £2,220 per annum for the year ending 2025. (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 21/06/25

Local authority and rates: Gloucester City Council - Tax Band B (£1,741.26 per annum) 2025/2026

Electricity supply: Mains

Water supply: Mains

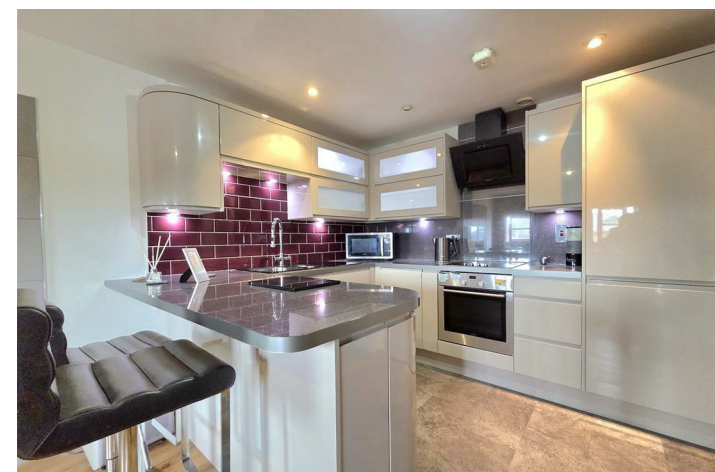
Sewerage: Mains

Heating: Gas Central Heating

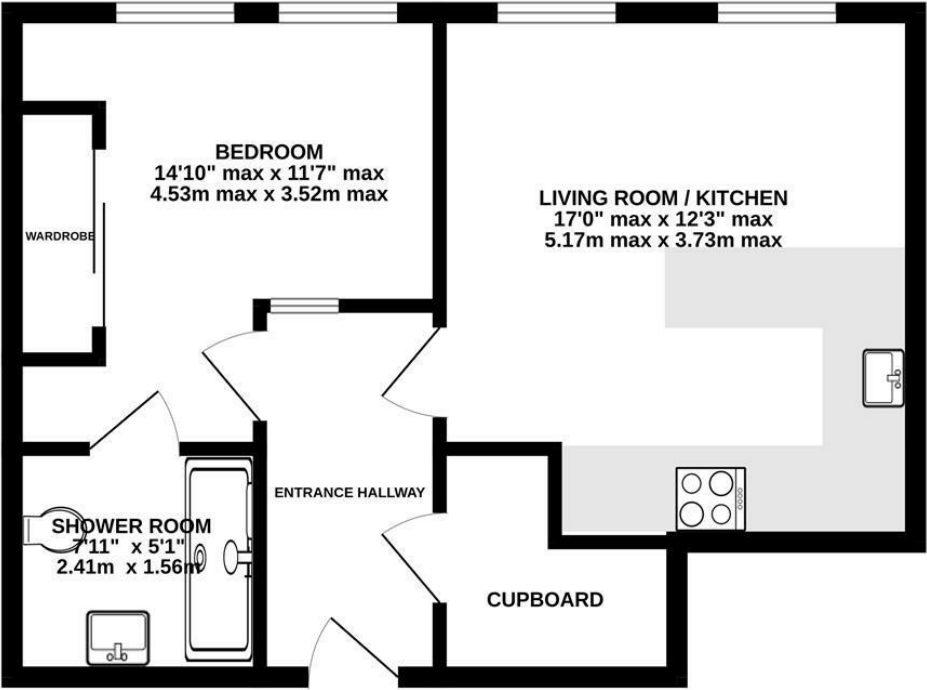
Broadband speed: Basic 17 Mbps, Superfast 80 Mbps,

Ultrafast 1000 Mbps- Highest available download speed

Mobile phone coverage: EE, Three, Vodafone, 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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