



6 Suffolk Drive, Gloucester GL1 2AF

£152,500



6 Suffolk Drive, Gloucester GL1 2AF

• No onward chain • Two bedroom apartment • Open plan kitchen & living accommodation • Private balcony providing views towards Gloucester Cathedral • Allocated parking space • Potential rental income of £895 pcm • EPC rating C79 • Gloucester City Council - Tax Band B (£1,826.36 per annum) 2026/2027



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

01452 398010

docks@naylorpowell.com

www.naylorpowell.com

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Entrance Hallway

Spacious hallway, with secure intercom entrance system, provides access to the living room, bedrooms and bathroom.

Kitchen

The kitchen boasts ample worktop and storage space with integrated gas hob and electric oven, alongside space for a free standing fridge freezer.

Living Room

Light and airy room, with brand new carpets, allows for both living and dining areas whilst opening through to the kitchen. Access is also provided to a balcony providing suitable outdoor space.

Bedroom One

Double bedroom with window overlooking the side aspect along with built-in wardrobe space.

Bathroom

White suite bathroom comprises w.c, wash hand basin, and shower/ bath.

Bedroom Two

Bedroom with brand new carpets and window overlooking the front aspect.

Outside

Externally the property benefits from an allocated parking space to the rear of the building within the communal car parking area.

Location

Suffolk Drive is located on the outskirts of the St Oswalds retail

park offering an array of shops, eateries, gym, and a Tesco supermarket. The property is also within a short distance of the historical Gloucester City Centre and the popular Gloucester Quays providing further access to shops, bars, restaurants, alongside various other amenities. The famous Kingsholm Stadium, home to Gloucester Rugby is also within close proximity. Within a short distance of the bus and train station offering a direct line to London Paddington this location is ideal for both professionals, first time buyer and investors alike.

Material Information

Tenure: Leasehold - 125 year lease from 1/1/2008 with 99 years remaining. Ground rent of £225 per annum. Service charge of approximately £1676.20 per annum paid annually to include building insurance and general maintenance of the communal area and grounds. All costs payable to the management company First Port. *Information correct as of 30/06/2026*

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

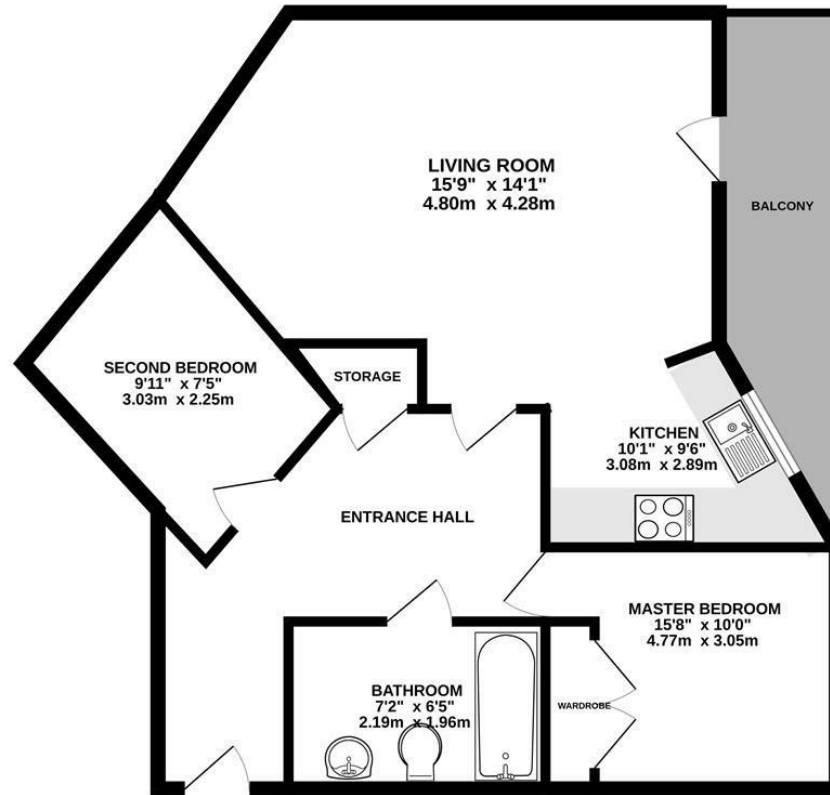
Heating: Gas Central Heating. The apartment benefits from integrated smart heating system.

Broadband speed: Basic 16 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps - Highest available download speed

Mobile phone coverage: Three, EE, Vodafone, O2.



GROUND FLOOR
720 sq.ft. (66.9 sq.m.) approx.



TOTAL FLOOR AREA : 720 sq.ft. (66.9 sq.m.) approx.

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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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C	79	79
55-68	D		
39-54	E		
21-38	F		
1-20	G		
All energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



