Merchants Quay, Gloucester Docks GL1 2EW

£215,000

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Merchants Quay, Gloucester Docks GL1 2EW

• No onward chain • Enviable corner position with waterside views • Open plan kitchen and living accommodation • Two double bedrooms with en-suite shower room to master • Secure allocated parking space • Current rental income of £1,150 pcm • EPC rating C80 • Gloucester City Council - Tax Band C (£1,990.01 per annum) 2025/2026

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

01452 398010
docks@naylorpowell.com
www.naylorpowell.com

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Entrance Hallway
Situated on a corner position the property is accessed via stairs or lift before stepping into the entrance hall. The entrance hall benefits from a spacious storage cupboard and provides access to both bedrooms, bathroom and the kitchen/living room.

Living Room/ Kitchen
The open plan room welcomes an abundance of natural light streaming through the many windows and Juliet balconies, the property further benefits from external feature shutters for privacy as required. Spacious in size, ample space is offered for both lounge and dining areas. the kitchen area itself boasts ample worktop and storage space alongside integrated appliances to include gas hob, electric oven, fridge, freezer, dishwasher and washing machine.

Bedroom One
Double bedroom with juliet balcony overlooking the main water basin. Access is also provided to the en-suite shower room.

En-Suite
Modern white suite shower room comprising of w.c, wash hand basin, towel rail and shower cubicle.

Bedroom Two
Double bedroom with window overlooking the main basin.

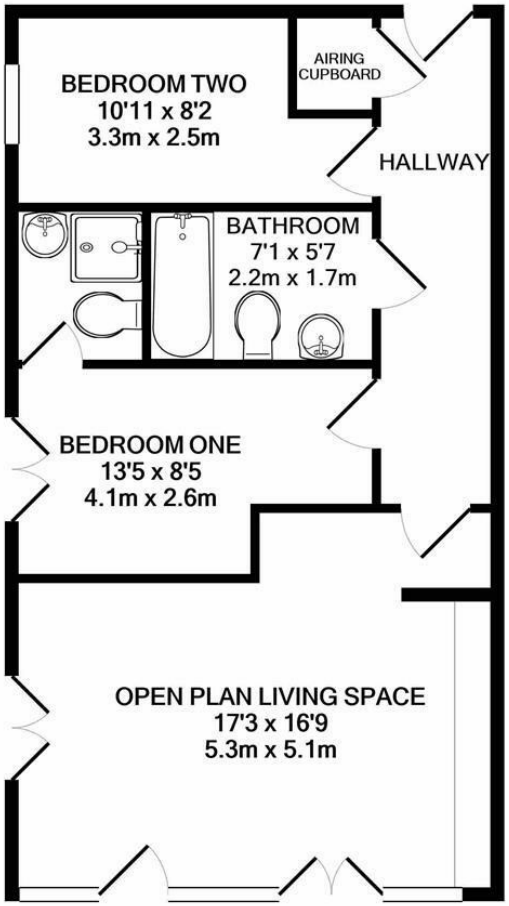
Bathrooom
White suite bathroom comprising of w.c, wash hand basin and bath with shower attachment over.

Outside
The gated secure entrance opens to the communal area of the Merchants Quay development with cycle racks provided alongside lift and stair access to the top floor. The apartment is complete with a secure allocated parking space located in the Barge Arm East development.

Location
With views towards the main basin, Merchants Quay constructed in 2011 is an open air development situated in the heart of the historic Gloucester Docks. Transformed in recent years to become a sought after residential area, the popular destination holds developments throughout the year to include the Food Festival, Tall Ships Festival and the Victorian Christmas Market. There are a number of amenities on offer within Gloucester Quays Shopping Centre and the Leisure Quarter including a state of the art 10 screen cinema and a number of restaurants and bars.

Material Information
Leasehold of 200 years from 1st January 1992. Managed by Ash & Co with an annual service charge of £2,505.48, split between building maintenance, management and insurance alongside the Docks Service Charge (DSC) to include the security, cctv, cleaning and maintenance for the private Docks estate, operated by GDECL.
Information correct as of 24/6/24

Local authority and rates: Gloucester City Council - Tax Band C (£1,990.01 per annum) 2025/2026
Electricity supply: Mains
Heating: Gas central heating
Water supply: Mains
Sewerage: Mains
Broadband speed: standard 18 Mbps, superfast 80 Mbps
Mobile phone coverage: EE, Vodafone, Three, O2



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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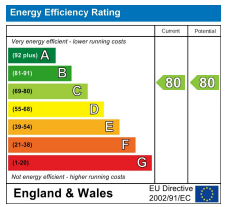
Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

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.



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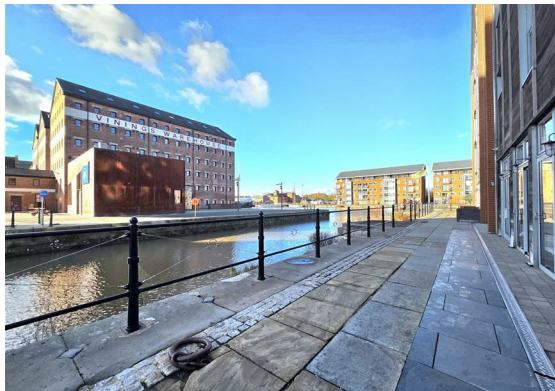
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