



Merchants Quay, Gloucester Docks GL1 2EW
£210,000



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• No onward chain • Two double bedroom corner apartment • Stunning waterside views over the main water basin • Open plan living accommodation • Secure allocated parking space • Potential rental income of £1,200 pcm • EPC rating B82 • Gloucester City Council - Tax Band C (£1,990.01 per annum) 2025/2026



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

£210,000

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

Entrance Hallway

Spacious hallway benefits from a built-in storage cupboard, which houses the combi boiler, whilst providing access to both bedrooms, family bathroom and the open plan living accommodation.

Open Plan Living Room / Kitchen

The open plan room welcomes an abundance of natural light streaming through the many windows and Juliet balconies overlooking the main water basin. Spacious in size, ample space is offered for both living and dining areas. The kitchen area itself boasts ample worktop and storage space alongside integrated appliances to include gas hob, electric oven, fridge, freezer and washing machine.

Bedroom One

Double bedroom with Juliet balcony as well as access 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 front aspect of the building.

Bathroom

Modern white suite bathroom comprising of w.c, wash hand basin, towel rail 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 £2,410.48, 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 11/07/25

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

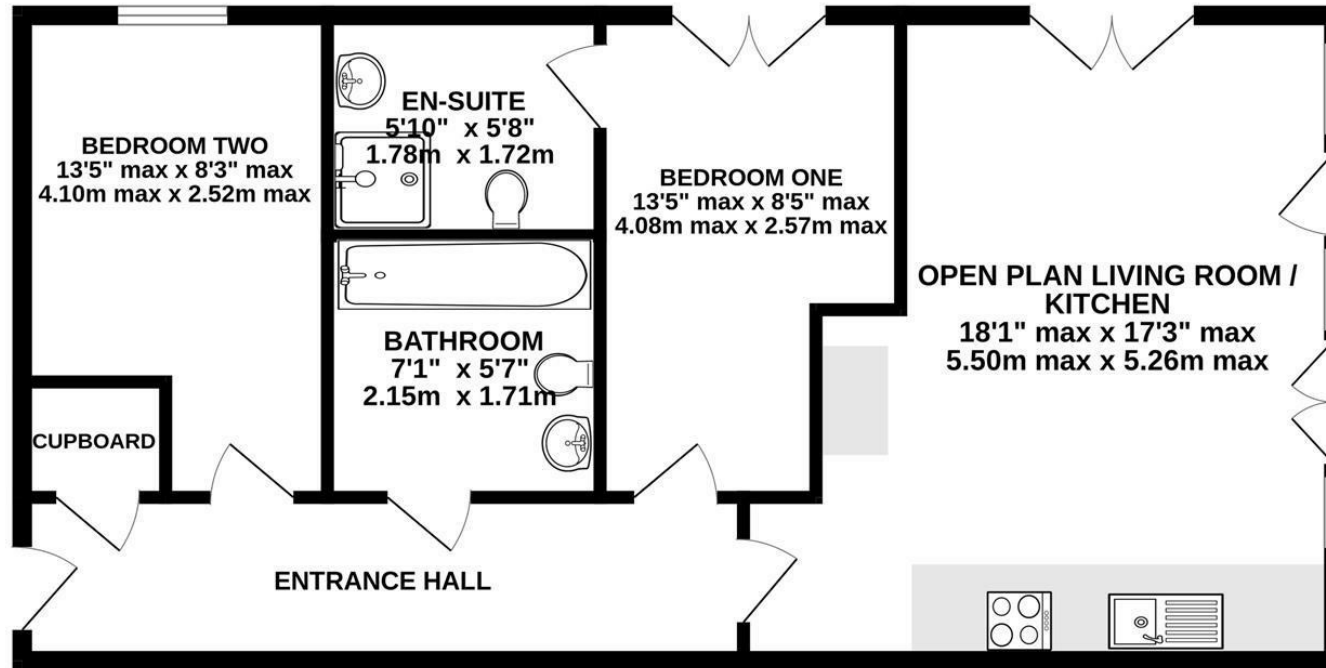
Sewerage: Mains

Broadband speed: standard 18 Mbps, Superfast 80 Mbps

Mobile phone coverage: EE, Vodafone, Three, O2



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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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 (plus)	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-10	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



