

Friars Orchard, Gloucester GL1 1GD

£215,000

naylor powell

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• No onward chain • Two double bedroom apartment with en-suite to master • Open plan kitchen & living accommodation • Ideal central location • Allocated parking space • EPC rating TBC • Gloucester City Council - Tax Band A (£1,826.36 per annum) 2026/2027

£215,000

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

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Accommodation

The property opens into a welcoming entrance hall, providing useful storage and access to the main living areas. The impressive open-plan kitchen, dining and living space is finished in a contemporary style, featuring modern fitted cabinetry, integrated appliances and ample space for both dining and relaxation. The spacious lounge benefits from direct access to the balcony, creating an ideal spot to enjoy the warmer months, while air conditioning ensures added comfort during the summer. Completing the accommodation are two stylish, modern bathrooms, both finished to a high standard with contemporary tiling and quality fittings.

There are two well-proportioned bedrooms, including a master bedroom with fitted wardrobes and a second bedroom currently arranged as a child's room. Both rooms enjoy a bright and airy feel, complemented by neutral décor and large windows. Overall, the property offers stylish modern living, with thoughtfully designed interiors and an excellent open-plan layout.

Outside

The apartment is completed by an allocated parking space to the rear of the development and secure bike storage. The building itself is accessed via fob entry system and lift access leading to the second floor where the apartment is located.

Location

Situated in the heart of the historical Gloucester City centre, within a short walking distance to the popular Gloucester Quays development, Friars Orchard is conveniently located for an array of shops, bars, and restaurants alongside various other amenities. Within a short distance of the bus and train station offering a direct line to London Paddington this location is ideal for young professionals, first time buyers and those looking to downsize.

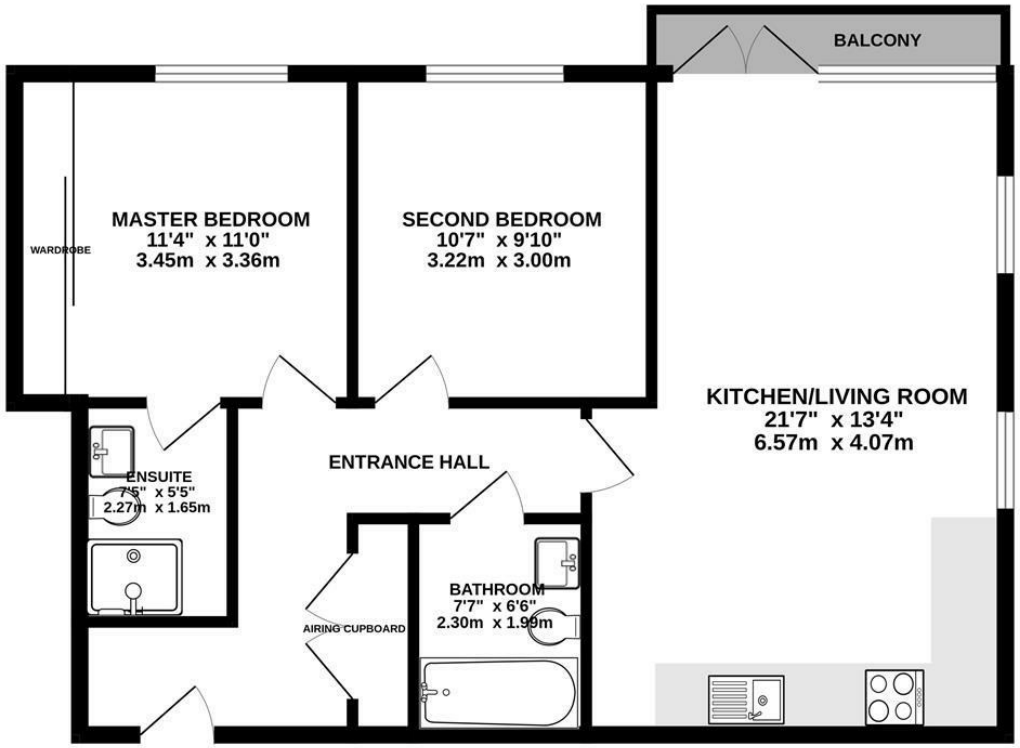
Material Information

Tenure: Leasehold - 250 year lease from 1/7/14. 238 years remaining.
Ground rent of £129.88 per annum.
Service charge of approximately £363.31 paid quarterly to include building insurance and general maintenance of the communal area and grounds. All costs payable to the management company A Dandy Wren *Information correct as of 20/10/2026*
Communal areas are cleaned every two weeks.
Local authority and rates: Gloucester City Council - Tax Band A (£1,826.36 per annum) 2026/2027
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Electric Heating
Broadband speed: Basic 16Mbps, Superfast 80Mbps- Highest available download speed
Mobile phone coverage: Three





GROUND FLOOR
728 sq.ft. (67.6 sq.m.) approx.



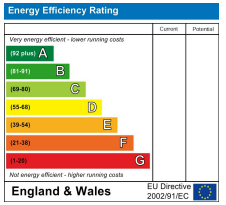
TOTAL FLOOR AREA : 728 sq.ft. (67.6 sq.m.) approx.

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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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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