2 Kiln Close, Gloucester GL1 1GG

£175,000

naylor powell

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• No onward chain • Two double bedroom second floor apartment • Open plan living & kitchen accommodation • Allocated parking space • Potential rental income of £900 pcm • EPC rating of D61 • Gloucester City Council - Tax Band B (£1,826.36 per annum) 2026/2027.

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

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Entrance Hall
Spacious entrance hall, with secure intercom system, provides access to a storage cupboard with plumbing for a washing machine as well as the providing access to both bedrooms, bathroom and living area.

Kitchen / Living Room
Generous in size, the open plan space allows for lounge area and possible dining area if required. The kitchen area itself benefits from ample worktop and storage space along with Electric hob, oven and space for a freestanding fridge/freezer.

Master Bedroom
Double bedroom with window overlooking the front aspect.

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

Bedroom Two
Double bedroom with window overlooking the rear aspect.

Family Bathroom
Modern white suite bathroom comprising of w.c, wash hand basin, heated towel rail and bath with shower attachment over.

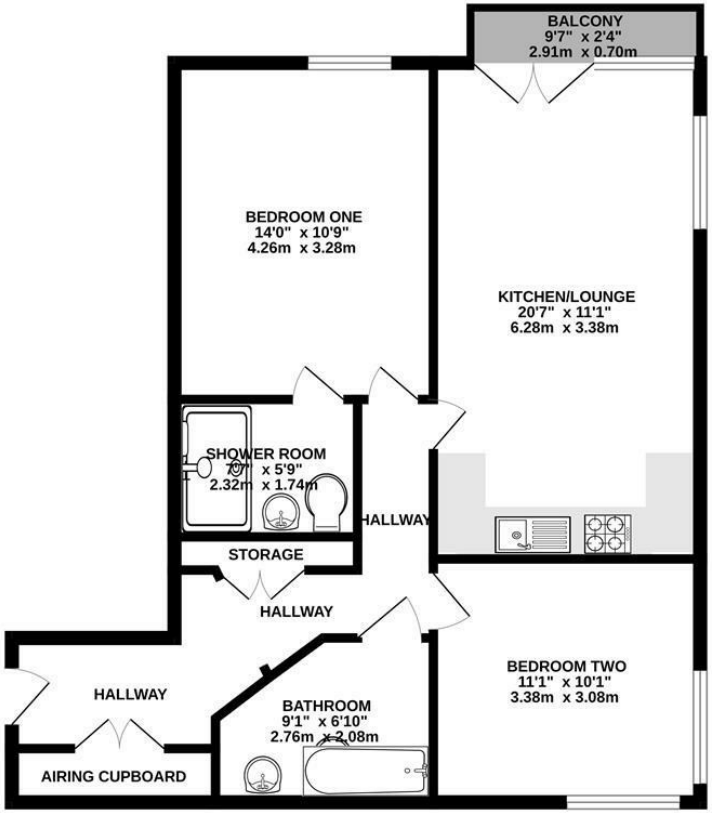
Outside
Located to the rear of the building, the property benefits from an allocated parking space.

Location
Situated in the heart of the historical Gloucester City centre, within a short walk distance to the popular Gloucester Quays development, this apartment provides ideal access to 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 both professionals, first time buyer and investors alike.

Material Information
Tenure: Leasehold 238 years remaining. Charges are as follows and all charges are payable to the management company Greyfriars Quarter Community Interest Company
• Annual ground rent of £86.00 per annum
• Service charge of £1615.96 per annum
Information correct as of 22/01/26

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: Electric
Broadband speed: Standard 16Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps
Mobile phone coverage: Vodafone, EE, 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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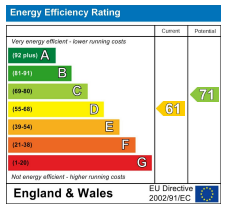
Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

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.



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