



**Provender , Gloucester Docks GL1 5BQ**

**£182,500**



## Provender , Gloucester Docks GL1 5BQ

- Modern & stylish one bedroom third floor apartment
- Open plan living room & kitchen with integrated appliances
- Private balcony accessed from the living room
- Secure allocated parking space
- Potential rental income of £950 pcm
- EPC rating B84
- Gloucester City Council - Tax Band B (£1,741.26 per annum) 2025/2026



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

**£182,500**

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### Entrance Hallway

Spacious entrance hall, with Karndean wood flooring that continues into the living area, also provides access to the bedroom, bathroom and large utility cupboard benefitting from plumbing for an automatic washing machine.

### Living Room / Kitchen

The open plan room benefits from convenient space for both lounge and dining areas with sliding doors providing access to the private balcony to the rear providing water views towards the canal and views towards Robinswood Hill in the distance. The kitchen itself boasts ample worktop and storage space alongside integrated electric hob, oven, dishwasher, fridge and freezer.

### Bedroom

Double bedroom with window overlooking the rear aspect and built-in double wardrobe.

### Bathroom

Modern white suite family bathroom comprising of w.c, wash hand basin, heated towel rail, wall mounted mirror and bath with shower attachment over.

### Outside

Externally the property benefits from parking to the front of the building within the communal car parking area. A convenient space for seating is also provided on the edge of the canal itself.

### Location

Provender is superbly located for access to the shops, cafés, bars and restaurants throughout Gloucester Docks and

beyond.

Outside the boundaries of the of the Quays, Gloucester Cathedral and Gloucester Rugby's Kingsholm stadium are just a few of the local attractions within easy reach. Surrounding countryside includes the nearby Cotswolds, Malvern Hills and the Wye Valley, all areas of outstanding natural beauty.

### Material Information

Tenure: Leasehold with 200 years from January 2018. Managed by Bruton Knowles Management Company with a ground rent of £179 per annum alongside a service charge of £1,380 per annum covering security, maintenance of communal areas and the secure allocated parking space.

\*Information correct as of 29/07/25\*

\*EWS1 form has been granted as of 16/04/25\*

Local Authority and Rates: Gloucester City Council - Tax Band B (£1,741.26 per annum) 2025/2026.

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

Heating: Gas central heating.

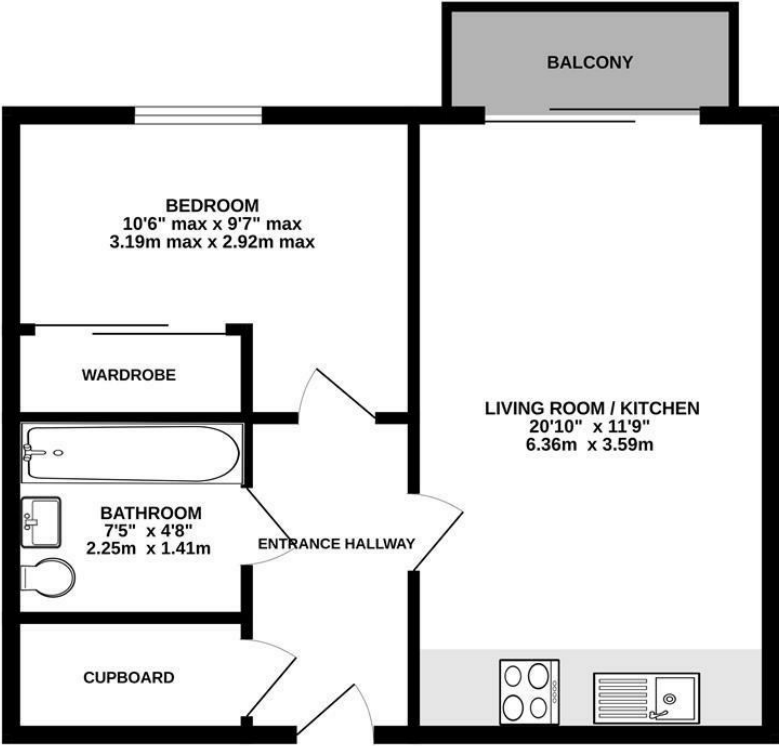
Broadband speed: Standard 17 Mbps download speed.

Ultrafast broadband speed 1000 mbps.

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



FIRST 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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