



**South Point, Gloucester Docks GL1 2LE**

**£180,000**





## South Point, Gloucester Docks GL1 2LE

• No onward chain • Spacious one bedroom second floor apartment • Modern fitted kitchen & open plan living accommodation • Balcony with stunning water views across the main water basin • Secure allocated undercroft parking • Potential rental income of £900 pcm • EPC rating TBC • Gloucester City Council - Tax Band B (£1,741.26 per annum) 2025/2026



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

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### Entrance Hallway

Spacious entrance hallway provides access to the living room, bedroom, bathroom and built-in storage cupboard.

### Living Room / Dining Room

The light and airy open plan space provides suitable space for both living and dining areas. Access is provided to the kitchen whilst sliding doors open to a balcony providing suitable seating space and offering stunning waterside views across the main water basin.

### Kitchen

The modern fitted kitchen benefits from ample worktop and storage space alongside integrated appliances to include hob, oven dishwasher, automatic washing machine, fridge and freezer.

### Bedroom

Double bedroom with built-in wardrobes and a continuation of the views across the main water basin.

### Bathroom

White suite bathroom comprises w.c, wash hand basin, bath with shower attachment over and heated towel rail.

### Outside

Modern and bright communal area is accessed via pedestrian door from the Docklands waterfront or via the undercover parking where the allocated parking space for the apartment is located at the ground floor of the building. Stairs and lift provide access to the second floor where the apartment is situated.

### Location

Situated on the periphery of the Gloucester Docks the modern and highly sought after apartment block benefits quieter location whilst offering the highlights of the Docks lifestyle. To the south of the main docks area is the Gloucester Quays designer outlet centre, which has an outstanding mix of high street and designer labels, with an array of eateries and waterfront bars. Moving into the historic City, you will find Gloucester Cathedral and a number of independent shops and boutiques, the newly renovated bus station providing regular services to all surrounding suburbs, alongside a direct line to London Paddington from the train station a short 1.5 miles distance away.

### Material Information

Tenure: Leasehold with 105 years remaining. Managed by Trinity Estates with a ground rent of £250 per annum alongside a service charge of £2,076 per annum covering security, maintenance of communal areas, building insurance and the secure allocated parking space.

\*Information correct as of 10/09/25\*

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.

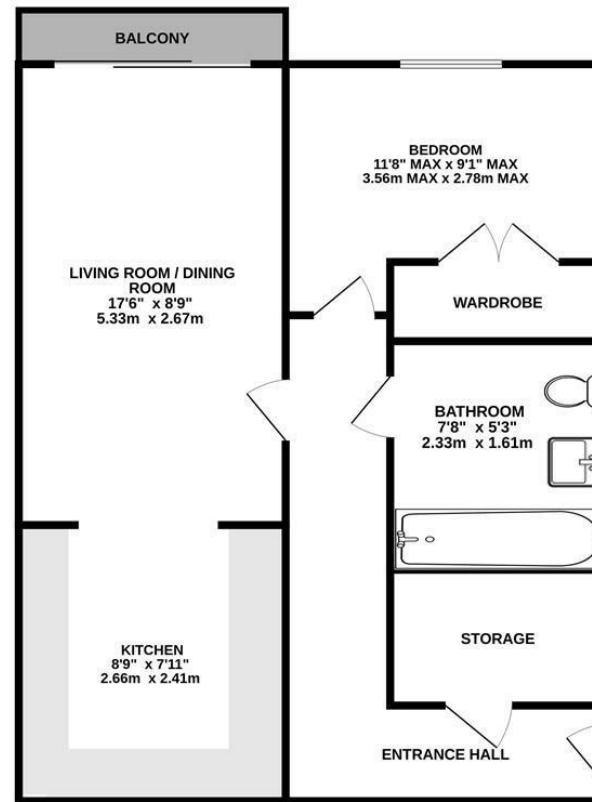
Broadband speed: Standard 17 Mbps, Superfast 55 Mbps,

Ultrafast broadband speed 1000 Mbps download speed.

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



## 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.  
Made with Metropex 6/2025

Disclaimer: These particulars do not form part of any contract and no responsibility is accepted for any errors or omissions in any statement made, whether verbally or written for or on behalf of Naylor Powell.

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			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	





