



Double Reynolds, Gloucester Docks GL1 2EN
£155,000



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• No onward chain • Characterful & spacious one double bedroom apartment • Stunning water views across the main basin with Juliet balcony • Generous open plan living & kitchen accommodation • Secure allocated parking space & basement storage • Potential rental income of £875 pcm • EPC rating C72 • 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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www.naylorpowell.com

£155,000

Entrance Hallway

Spacious hallway provides suitable space for shoes and coats whilst providing access to a large storage cupboard, with plumbing for an automatic washing machine, alongside access to the bedroom, bathroom and living accommodation.

Living Room / Kitchen

Generously sized living room with Juliet balcony providing waterside views across the main water basin and to May Hill in the distance. The kitchen boasts ample worktop and storage space with integrated appliances to include hob, oven, dishwasher, fridge and freezer.

Bedroom

Double bedroom with two windows overlooking the main water basin

Bathroom

White suite bathroom comprising w.c, wash hand basin and bath with shower attachment over.

Outside

Accessed via code entry to the side of the building, the apartment is complete with basement storage below as well as a secure allocated parking space in the Barge Arm East complex.

Location

Set in the heart of the highly sought after and historic Gloucester Docklands, the area provides an eclectic mix of both contemporary and period architecture overlooking various water basins and housing a mix of independent

restaurants and bistros. The Gloucester Quays designer outlet centre provides a mix of high street and designer labels, with an array of eateries and waterfront bars. A short mile walk into the City, you will find Gloucester Cathedral and a number of independent shops and boutiques. The recently renovated Gloucester bus station provides regular services to all surrounding suburbs whilst the train station is within a mile and offers direct lines to London making the area a firm favourite with working professionals.

Material Information

Tenure: Leasehold property of 200 years (less 20 days) from 01/01/1992 managed Ash & Co at a charge of approximately £2,920.00 per annum. Part covers normal shared building maintenance, management and insurances; just over 40% covers Docks Service Charge (DSC) including security, CCTV, cleaning and maintenance for the private Docks estate, operated by GDECL. Charges are reviewed every year. *Information correct as of 12/05/25*

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

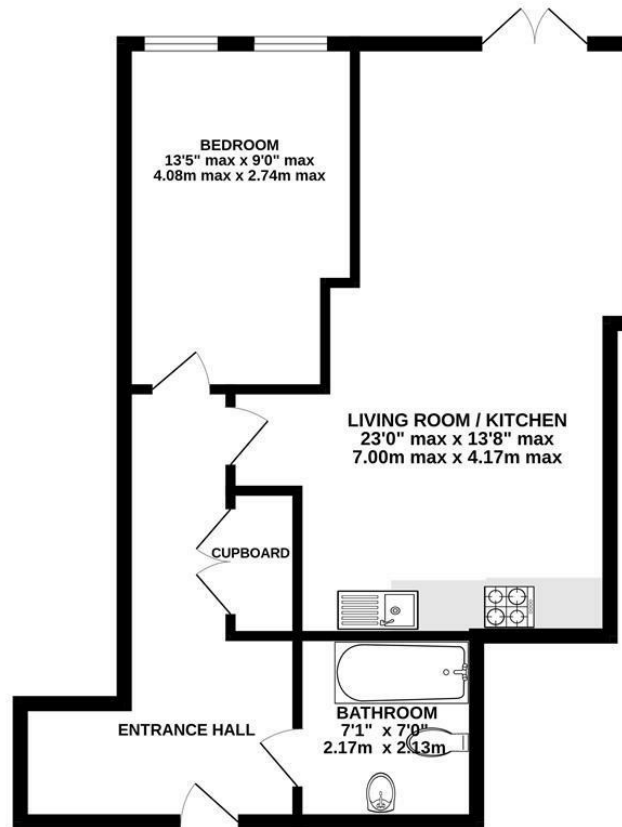
Heating: Electric

Broadband speed: Standard 17 Mbps , Superfast 80 Mbps, Ultrafast 1000 Mbps- Highest available download speed.

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



FIFTH FLOOR
561 sq.ft. (52.1 sq.m.) approx.



TOTAL FLOOR AREA : 561 sq.ft. (52.1 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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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 (plus) A			
81-91 B			
69-80 C			
55-65 D			
39-54 E			
21-38 F			
1-10 G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



