



**Albion Mews Southgate Street, Gloucester GL1 1UQ**

**£249,950**



## Albion Mews Southgate Street, Gloucester GL1 1UQ

• No onward chain • Modern three bedroom terraced property • Enclosed rear garden & allocated parking space • Popular location situated on the outskirts of Gloucester Docks • Secure gated development • Potential rental income of £1,200 pcm • EPC rating B83 • Gloucester City Council - Tax Band B (£1,741.26 per annum) 2025/2026



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

**£249,950**

**01452 398010**  
**docks@naylorpowell.com**  
**www.naylorpowell.com**

### Entrance Hall

Newly fitted carpet throughout. The entrance hall leads to the living room, kitchen, cloak room and stairs to first floor.

### Kitchen

Ample storage in a range of floor and eye level units accompanied by integrated appliances to include fridge freezer, washing machine, electric oven and four ring electric hob with extractor over. Window to front aspect.

### WC

Comprising WC and wash hand basin. Frosted window to front aspect.

### Living Dining Room

Generously sized living room with French doors leading the rear garden. Understairs storage cupboard.

### Master Bedroom

double bedroom with window to the rear aspect overlooking the garden. Built in wardrobes.

### Ensuite

White suite providing wash hand basin, WC and shower enclosure.

### Second Bedroom

Double bedroom with window to front aspect. Window to front aspect.

### Third Bedroom

Window to rear aspect.

### Bathroom

Modern bathroom suite which provides WC, wash hand basin and bath with shower over.

### Outside

The spacious and private low maintenance rear garden is enclosed by walled borders with gated side access leading to the front of the property. One allocated parking space is located to the front of the property within this secure and gated development. Fob entry allows residents access to drive into the development whilst coded pedestrian access is found via a secondary gate leading onto Southgate Street.

### Location

Situated on the periphery of Gloucester Docks, the Albion Mews development offers the benefits of the Gloucester Quays designer Outlet Centre offering an outstanding mix of high street and designer labels and an array of eateries and waterfront bars. Moving into the City, half a mile away, you will find the historic Gloucester Cathedral and a number of independent shops and boutiques. Gloucester bus station provides regular services to all surrounding suburbs whilst the train station provides direct lines to London Paddington.

### Material Information

Tenure: Freehold with a communal service charge of £451.31 per annum towards up keep of the communal areas.  
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.

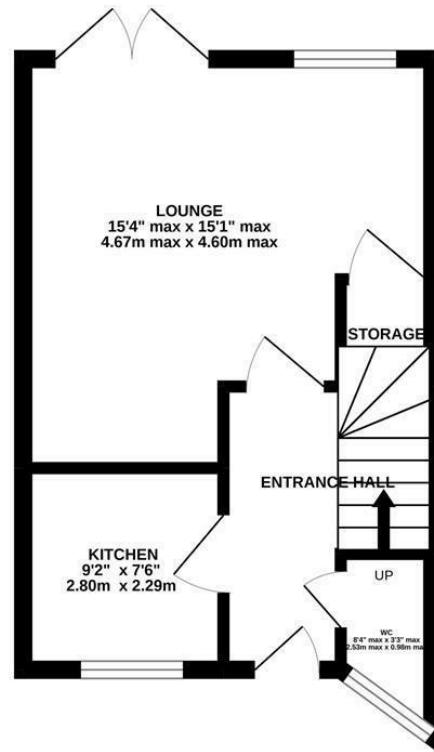
Heating: Gas central heating.

Broadband speed: Standard 10 Mbps, superfast 80 Mbps

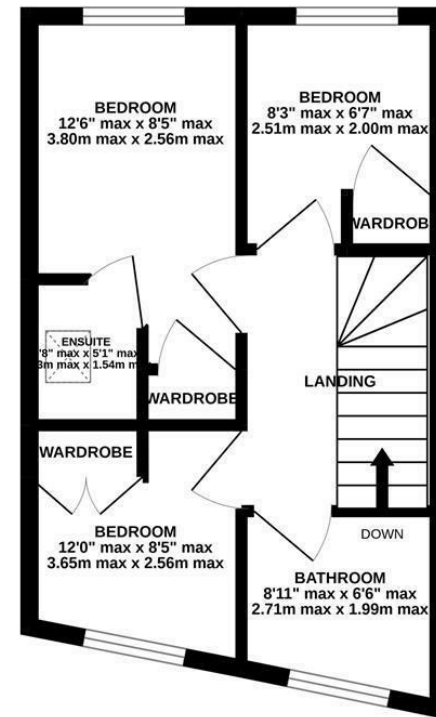
Mobile phone coverage: EE, Three, O2, Vodafone.



GROUND FLOOR



1ST 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 Metropix ©2022

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.

