



Barge Arm, Gloucester Docks GL1 2DN
£280,000



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• No onward chain • Two double bedroom penthouse style apartment • Refurbished throughout to a high standard • Two private balconies with water views & views towards the Cathedral • Situated in the heart of the Historic Gloucester Docks • Potential rental income of £1,300 pcm • EPC rating C77 • Gloucester City Council - Tax Band C (£1,990.01 per annum) 2025/2026



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

01452 398010

docks@naylorpowell.com

www.naylorpowell.com

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Entrance Hallway

Spacious hallway provides access to both bedrooms, living area, bathroom and two built-in storage cupboards one of which houses plumbing for an automatic washing machine.

Living Room / Kitchen

The generous open plan room provides suitable living and dining areas or suitable space for study area if required. Central island provides separation to the kitchen area itself which benefits storage space and integrated induction hob with extractor over. The kitchen continues to provide further worktop and storage space with integrated appliances to include fridge, freezer, electric oven and dishwasher.

Bedroom One

Double bedroom windows providing picturesque views across the Victoria Basin and extending towards the iconic Gloucester Cathedral.

En-Suite

Modern, tiled, white-suite shower room comprising w.c., wash hand basin and shower cubicle.

Bedroom Two

Double bedroom with window overlooking the front aspect.

Shower Room

Modern tiled white suite shower room comprising w.c., wash hand basin and large walk-in shower cubicle. Convenient storage space and shelving are also provided.

Outside

The apartment benefits from two private and spacious balconies accessed from the living area. The balconies provide stunning views across the Victoria water basin and towards the Cathedral in the distance. An allocated parking space for the apartment is secured in the gated complex within the Barge Arm East building a short walk from the apartment itself.

Location

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 City, you will find Gloucester Cathedral and a number of independent shops and boutiques. Gloucester bus station provides regular services to all surrounding suburbs. The train station is approximately 1.5 miles away and offers direct lines to London.

Material Information

Tenure: Leasehold of 200 years (less 20 days) from 1st January 1992. Managed by Ash & Co at an approximate charge of £2,550.00 per annum for the year ending 2025. (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).

Information correct as of 14/05/25

Local authority and rates: Gloucester City Council - Tax Band C (£1,990.01 per annum) 2025/2026.

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

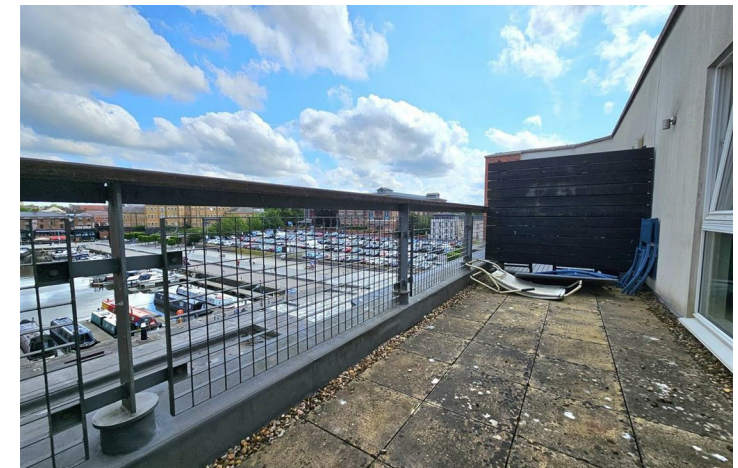
Heating: Gas Central Heating

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

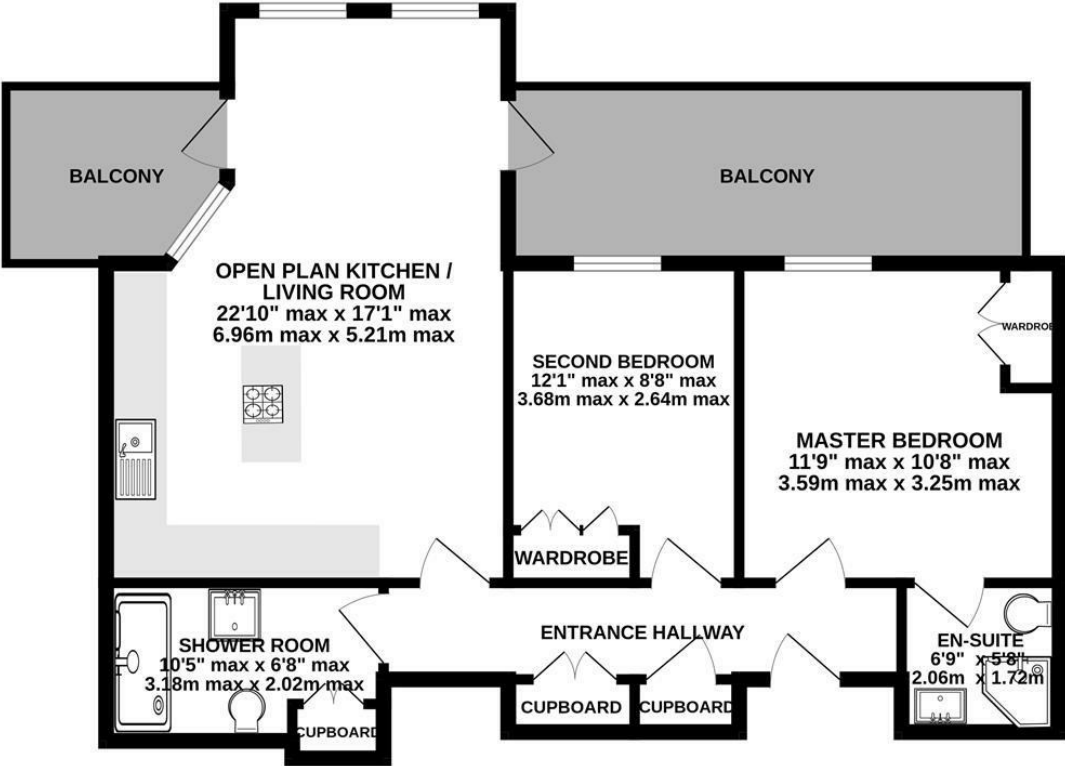
Mobile phone coverage: EE, Three, Vodafone, O2

Agents Note

Please note, the marketing photos were taken prior to the current tenant moving in to the property.



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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