



**Biddle & Shipton, Gloucester Docks GL1 2BY**

**£160,000**



## Biddle & Shipton, Gloucester Docks GL1 2BY

• Characterful one double bedroom apartment • Generous open plan living & kitchen accommodation • Secure allocated parking space • Potential rental income of £875 pcm • EPC rating of C72 • Gloucester City Council - Tax Band B (£1,826.36 per annum) 2026/2027



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

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www.naylorpowell.com

**£160,000**

### Entrance Hallway

Spacious hallway provides access to a built-in storage cupboard with plumbing for an automatic washer dryer, bathroom, bedroom and living area.

### Kitchen/Living Room

Open plan living area boasts characterful features including beams and exposed brickwork. Convenient space for living and dining areas is provided whilst the kitchen benefits from ample worktop and storage space alongside integrated fridge, freezer, hob and oven.

### Bedroom

Double bedroom with window overlooking water basin.

### Bathroom

White suite family bathroom comprising of 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 £2797.38 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 09/06/2026\*

Local authority and rates: Gloucester City Council - Tax Band B (£1,826.36 per annum) 2026/2027.

Electricity supply: Mains

Water supply: Mains

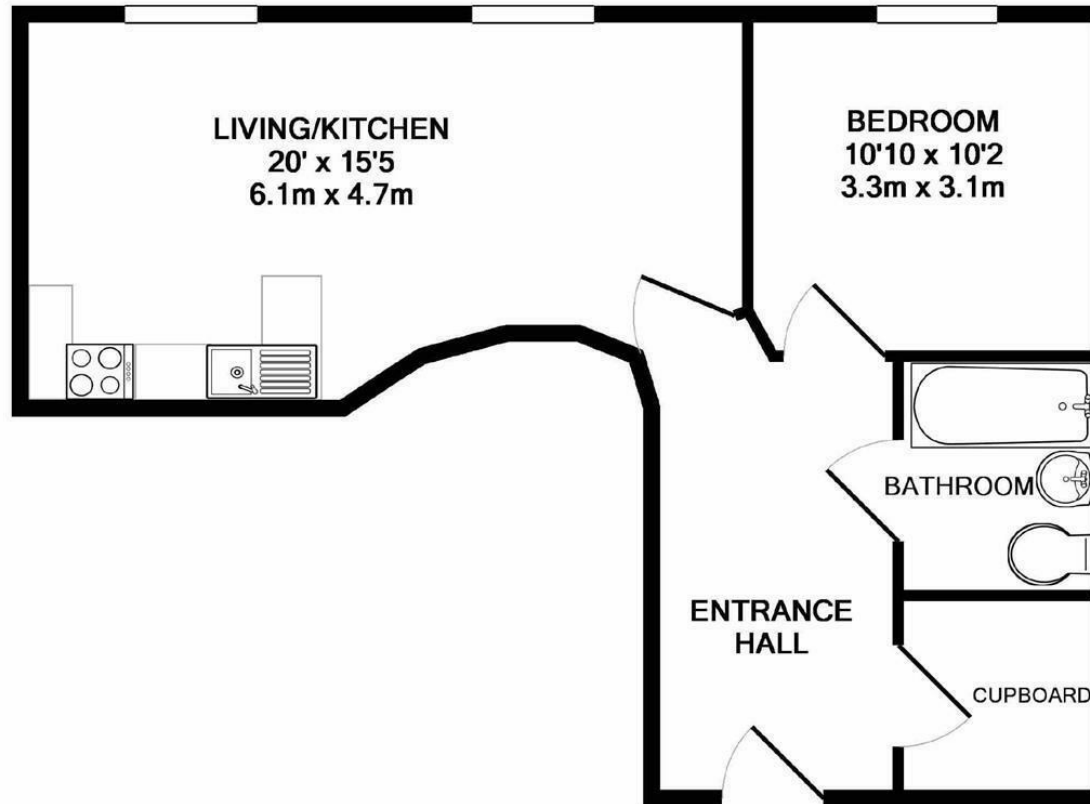
Sewerage: Mains

Heating: Electric

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

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





TOTAL APPROX. FLOOR AREA 484 SQ.FT. (45.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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