



Brunswick Square, Gloucester GL1 1UG
£139,950



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• No onward chain / no service charge • One bedroom basement apartment • Situated in the popular area of Brunswick Square • Enclosed courtyard • Potential rental income of £800pcm • EPC rating C72 • Gloucester City Council - Tax Band A (£1,492.52 per annum) 2025/2026



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

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www.naylorpowell.com

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Living Dining Room

Entering the property via French doors, the living dining room offers a cosy and characterful space with feature brick built fireplace currently housing an electric fire.

Kitchen

The kitchen provides ample storage in a range of floor and eye level units accompanied by space for fridge freezer, oven, and plumbing for washing machine, tumble dryer or dishwasher. Window to front aspect.

Bedroom

Double bedroom benefiting from a generously sized walk in wardrobe with clothes rails and shelves. The bedroom has a window to the rear aspect.

Bathroom

Stylish modern suite comprising WC, vanity unit with mixer tap and shower enclosure with tiled surround. Heated towel rail.

Outside

The apartment is entered through a south facing gated courtyard with steps down to the French Doors. The current tenant has potted plants and a vegetable rug and uses the courtyard for a seating area.

Brunswick Square Garden

Situated in the middle of Brunswick Square, the pleasant and well maintained garden is available for the exclusive use of residents only.

Location

Tucked away in the quiet location of Brunswick Square is this characterful apartment. Approximately quarter of a mile from the City Centre Gloucester offers various amenities, shopping and transport facilities throughout whilst The Gloucester Quays development offers a range of restaurants, cinema and bars only a short walk away.

Material Information

To the front there is permit parking which can be purchased through Gloucester council website.

Tenure: Leasehold - Lease length is 999 years starting 1985. Peppercorn ground rent. No service charge.

Information correct as of 01/04/25

Local authority and rates: Gloucester City Council - Tax Band A (£1,492.52 per annum) 2025/2026

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas central heating

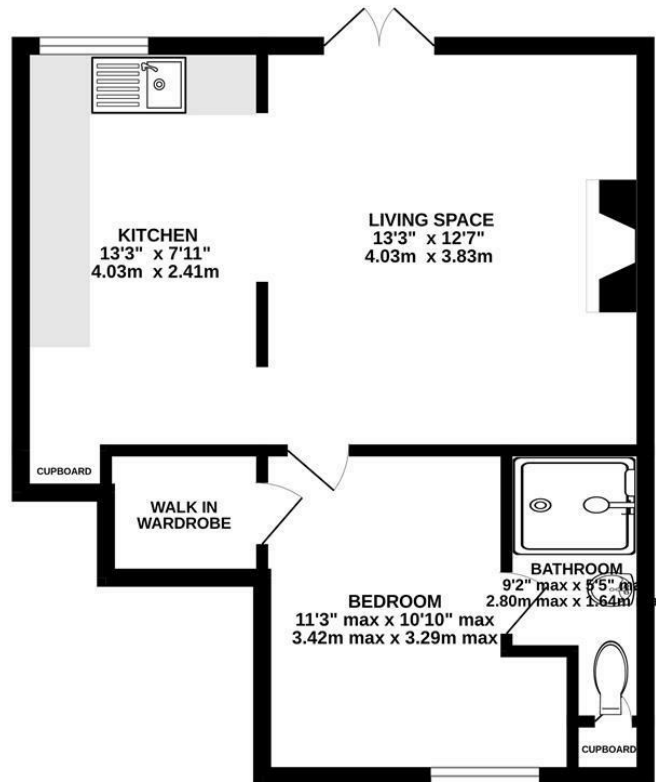
Broadband speed: Basic 16 Mbps, Superfast 80 Mbps,

Ultrafast 1000 Mbps- Highest available download speed

Mobile phone coverage: Three, 02



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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