

Archway House, Gloucester GL1 5AD

Offers In The Region Of £131,000

naylor powell

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• No Onward Chain • Two bedroom first floor apartment • Spacious open plan living room & kitchen with integrated appliances • Secure allocated parking space in a gated development • Ideal first time buy or investment opportunity • EPC rating B82 • Potential rental income of £925 pcm • 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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Entrance Hallway
Hallway provides access to both bedrooms, living area, shower room and to a built-in storage cupboard.

Living Room / Kitchen
The generous open plan space provides ideal space for both living and dining areas with three windows overlooking the front aspect of the property. Breakfast bar provides separation from the kitchen itself which benefits from ample worktop and storage space alongside integrated appliances to include hob, oven, fridge and freezer as well as plumbing for a washing machine.

Bedroom One
Double bedroom with built-in double wardrobe and window overlooking the rear aspect.

Bedroom Two
Bedroom with window overlooking the rear aspect.

Shower Room
White suite shower room comprising of w.c, wash hand basin and shower cubicle.

Outside
Externally the property benefits from an allocated parking space within the gated compound of Archway House. Access to the development is provided via key fob entry for vehicular access alongside a side pedestrian gate with coded access.

Location
Archway House is located within a popular residential area located within close proximity to Gloucester Park and a short walk to to the City Centre and the popular Gloucester Docks. The newly revamped Bus Station is also a short distance away along with Gloucester Train Station making the location ideal for commuters.

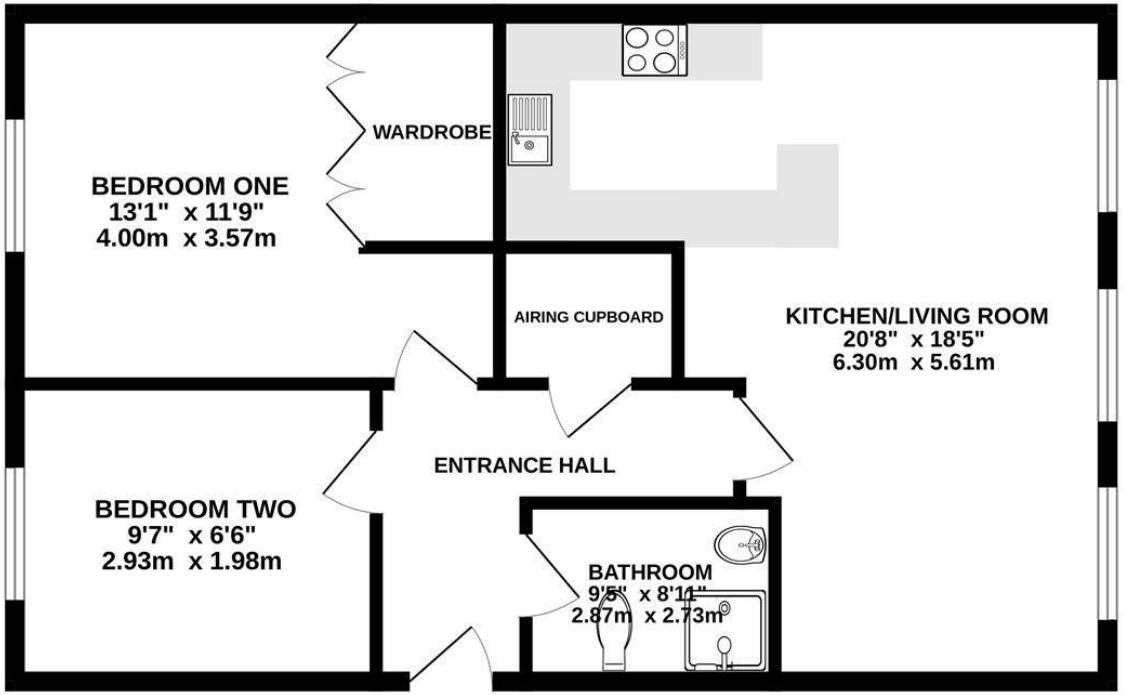
Material Information
Tenure: The length of the remaining lease is 977 years. The annual maintenance charge is £1,800. The management company are Warwick Estates (Unit 7, Astra Centre, Harlow, Essex, CM20 2BN). *Information correct as of 22/10/25*

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 storage heaters.
Broadband speed: Basic 13 Mbps, Superfast 43 Mbps, Ultrafast 1000 Mbps download speed.
Mobile phone coverage: EE, O2, Vodafone, Three - Limited





GROUND FLOOR

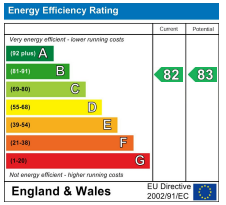


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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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.



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