Flat 17, 9 Kiln Close, Gloucester GL1 1GH

£130,000

naylor powell

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• No onward chain • Modern one bedroom second-floor apartment • Bright and contemporary open plan kitchen & living accommodation • One allocated parking space • Convenient central location • Potential rental income of £925 pcm • EPC rating C76 • Gloucester City Council - Tax Band A (£1,565.44 per annum) 2026/2027

£130,000

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

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Accommodation

This modern second-floor apartment offers stylish and contemporary living, making it an ideal choice for a first-time buyer, professional or investor. The property is well presented throughout, with a bright and welcoming feel and a modern finish. The accommodation provides a comfortable open-plan living space, contemporary kitchen, well-proportioned double bedroom and a modern bathroom, creating a practical yet stylish home. The development itself is attractively designed with a striking brick exterior, balconies and landscaped communal areas.

Outside

To the rear of the development is a dedicated parking area, providing the apartment with one allocated parking space. This valuable feature offers convenient off-road parking and adds to the practicality of the property, particularly for those commuting by car. The development is well maintained and provides a pleasant modern setting, while the allocated space ensures secure and convenient parking close to the apartment.

Location

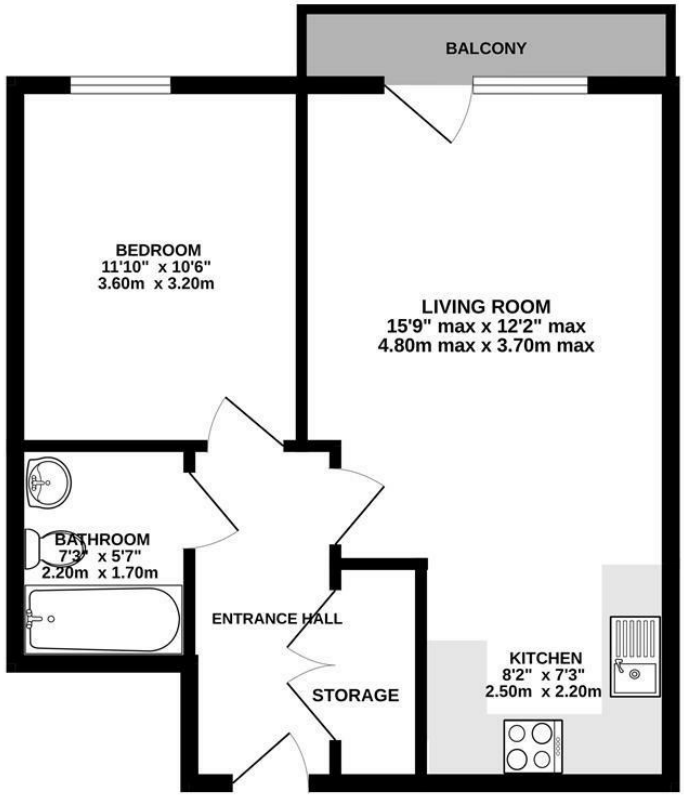
Situated in the heart of the historical Gloucester City centre, within a short walk distance to the popular Gloucester Quays development, this apartment provides ideal access to an array of shops, bars, and restaurants alongside various other amenities. Within a short distance of the bus and train station offering a direct line to London Paddington this location is ideal for both professionals, first time buyer and investors alike.

Material Information

Tenure: Leasehold 238 years remaining. Charges are as follows and all charges are payable to the management company A Dandy Wren.
• Annual ground rent of £108.72 per annum .
• Service charge of £1,342.48 per annum .
Information correct as of 22/09/26.

Local Authority and Rates: Gloucester City Council - Tax Band A (£1,565.44 per annum) 2026/2027.
Electricity supply: Mains.
Water supply: Mains.
Sewerage: Mains.
Heating: Electric
Broadband speed: Standard 16Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps
Mobile phone coverage: Vodafone, EE, O2.

SECOND FLOOR
471 sq.ft. (43.8 sq.m.) approx.



TOTAL FLOOR AREA : 471 sq.ft. (43.8 sq.m.) approx.

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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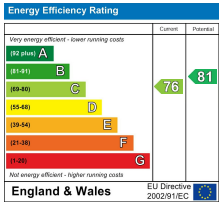
Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

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.



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