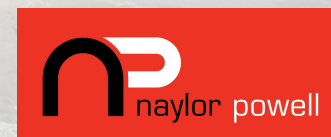




**Biddle & Shipton, Gloucester Docks GL1 2BY**  
**£215,000**



## Biddle & Shipton, Gloucester Docks GL1 2BY

• No onward chain • Two bedroom apartment with en-suite to master • Open plan kitchen & living accommodation • Grade II listed building with character features throughout • Secure allocated parking space & basement storage • Potential rental income of £1,050 pcm • EPC rating C74 • Gloucester City Council - Tax Band C (£1900.50 per annum 2024/2025)



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

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**£215,000**

### Entrance Hallway

Spacious hallway provides access to a large built-in storage cupboard as well as to the bathroom, lounge and both bedrooms.

### Kitchen/Living Room

The open plan kitchen living area offers additional character with exposed bricks and beams overlooking the mariner's square and inlet canal. Integrated kitchen appliances to include fridge, freezer, and low level oven/hob complete the open plan design with modern kitchen styling throughout. Juliet balcony to the side offers views towards the main water basin.

### Bedroom one

Double bedroom with window overlooking the Mariners Square and Inlet canal. Access is also provided to the en-suite.

### En-suite

Modern white suite shower room comprising of w.c, wash hand basin, heated towel rail and shower cubicle.

### Bedroom Two

Double bedroom with window facing to the side aspect.

### 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 1.5 miles 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 £3275.52 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 05/09/2024\*

Local authority and rates: Gloucester City Council - Tax Band C (£1900.50 per annum 2024/2025)

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

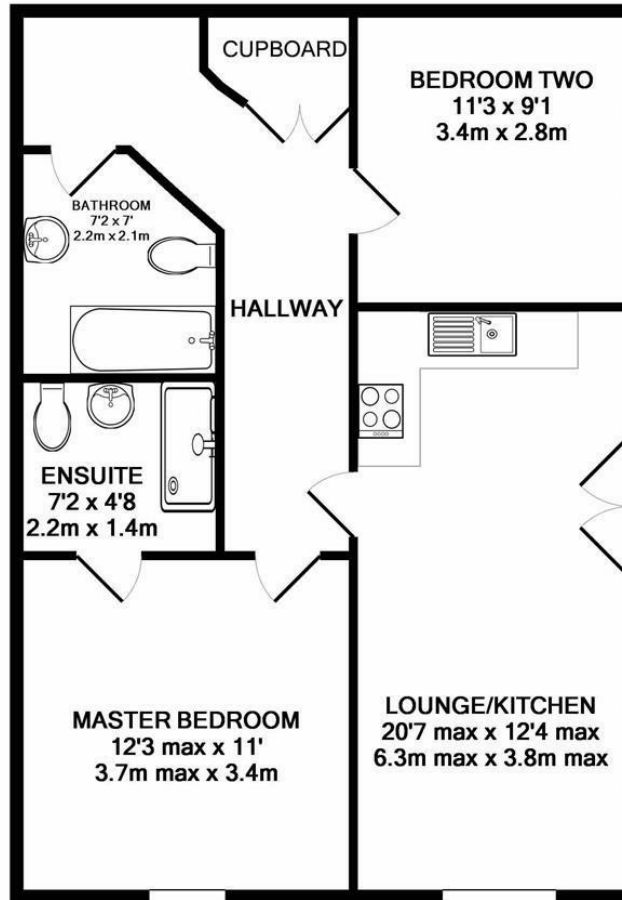
Heating: Electric

Broadband speed: Standard 17 Mbps, Superfast 80 Mbps,

Ultrafast 1000 Mbps - Highest available download speed.

Mobile phone coverage: Three, O2





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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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.

