



**North Point Severn Road, Gloucester Docks GL1 2LE**

**£299,950**



## North Point Severn Road, Gloucester Docks GL1 2LE

• No onward chain • Two bedroom duplex apartment with balcony • Envious views across the main basin • Allocated undercover off road parking • Potential rental income £1,295 pcm • Situated in the popular Gloucester Docks • 1,054 sq ft of living accommodation • EPC rating C78 • Gloucester City Council - Tax band C (£1,815.41 per annum).



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

01452 398010

docks@naylorpowell.com

www.naylorpowell.com

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### Entrance Hall

Provides access to two double bedrooms, family bathroom and stairs to first floor. Understairs storage.

### Master Bedroom

Double bedroom with built in wardrobes and Juliette balcony facing the main water basin.

### En-suite

Stylish suite comprising WC, wash hand basin and double width shower enclosure with tiled surround.

### Second Bedroom

Double bedroom with window to front aspect.

### Bathroom

Modern bedroom with wash hand basin, WC and bath with shower attachment.

### Living Dining Room

Generously sized living dining room, providing a versatile space with an additional space ideal for home office or such like. Floor to ceiling window and sliding doors to balcony.

### Kitchen

Ample storage in a range of floor and eye level units, accompanied by integrated appliances to include, fridge freezer, dishwasher, electric oven, four ring electric hob and washing machine.

### Balcony

Balcony providing desirable views across the Docks, ideal for alfresco dining in the summer months.

### Outside

Secure allocated parking space with fobbed gated entrance.

### Location

To the south of the main docks area is the Gloucester Quays designer outlet centre, which has an outstanding mix of high street and designer labels, with an array of eateries and waterfront bars. Moving into the City, you will find Gloucester Cathedral and a number of independent shops and boutiques. Gloucester bus station provides regular services to all surrounding suburbs. The train station is approximately 1.5 miles away and offers direct lines to London.

### Material Information

Tenure: Leasehold of 150 years from 2005. Managed by Trinity Estate with a ground rent of £250 per annum payable yearly. Service charge of £2385.60 per annum reviewed yearly.

\*Information correct as of 07/08/25\*

Local authority and rates: Gloucester City Council - Tax band C (£1,815.41 per annum).

Electricity supply: Mains

Heating: Electric

Water supply: Mains

Sewerage: Mains

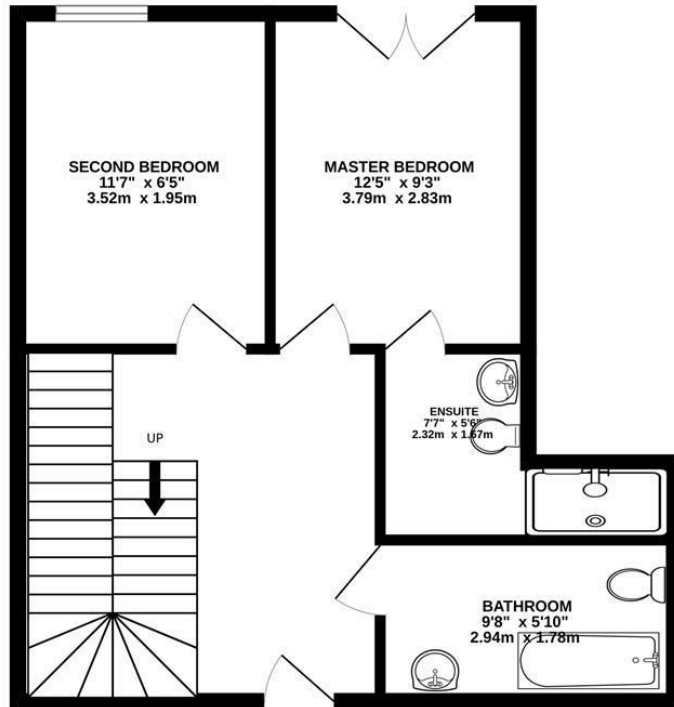
Broadband speed: Standard 17 Mbps, Superfast 80 Mbps,

Ultrafast 1000 Mbps - Highest available download speed.

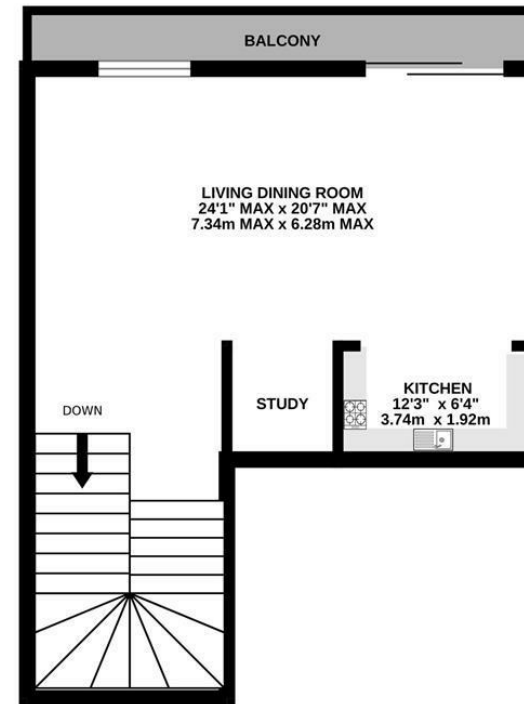
Mobile phone coverage: EE, Vodafone, Three, O2.



GROUND FLOOR



1ST 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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