



**Merchants Quay, Gloucester Docks GL1 2EW**

**£155,000**





## Merchants Quay, Gloucester Docks GL1 2EW

• No onward chain • One double bedroom apartment • Open plan kitchen and living accommodation • Stunning views across the main water basin • Secure allocated parking • Potential rental income of £895 pcm • EPC rating B81 • Gloucester City Council - Tax Band B (£1,741.26 per annum) 2025/2026

**£155,000**

### Entrance Hallway

Spacious entrance hallway, with secure intercom system, provides access to the bedroom, bathroom, living area and to a built-in storage cupboard.

### Living Room / Kitchen

Open plan living area with convenient space for lounge and dining space with Juliet balcony boasting waterside views over the main water basin. The kitchen area benefits from ample worktop and storage space with integrated appliances to include fridge, freezer, washing machine, four ring gas hob and electric oven.

### Bedroom

Spacious double bedroom with window facing to the front aspect.

### Bathroom

Modern white suite family bathroom comprising of w.c, wash hand basin and bath with shower attachment over.

### Outside

The gated secure entrance opens to the communal area of the Merchants Quay development with cycle racks provided alongside lift and stair access to the third floor. The apartment is complete with a secure allocated parking space located in the Barge Arm East development.

### Location

With views towards the 1849 Victoria Basin, Merchants Quay constructed in 2011 is an open air development situated in the heart of the historic Gloucester Docks. Transformed in recent years to become a sought after residential area, the popular destination holds celebrations throughout the year to include the Food Festival, Tall Ships Festival and the Victorian Christmas Market. There are a number of amenities on offer within Gloucester Quays such as the Shopping Centre and the Leisure Quarter including a state of the art 10 screen cinema and a number of restaurants and bars.

### Material Information

Leasehold of 200 years from 1st January 1992. Managed by Ash & Co with an annual service charge of £2,166.98, split between building maintenance, management and insurance alongside the Docks Service Charge (DSC) to include the security, cctv, cleaning and maintenance for the private Docks estate, operated by GDECL.

\*Information correct as of 24/6/24\*

Local authority and rates: Gloucester City Council - Tax Band B (£1,741.26 per annum) 2025/2026.

Electricity supply: Mains

Heating: Gas central heating.

Water supply: Mains

Sewerage: Mains

Broadband speed: Standard 18 Mbps, Superfast 80 Mbps

Mobile phone coverage: EE, Vodafone, Three, O2



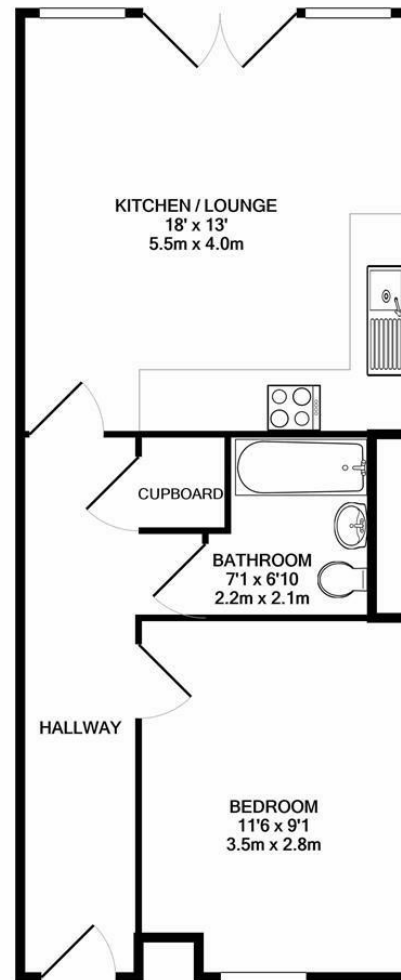
Unit C Barge Arm East, Gloucester Docks, GL1 2DQ

**01452 398010**

**docks@naylorpowell.com**

**www.naylorpowell.com**





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