



## Vinings Warehouse, Gloucester Docks GL1 2EG

£180,000



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• No Onward Chain • Two bedroom docks apartment with en-suite to master • Characterful features throughout • Open plan living accommodation with integrated appliances • Secure allocated parking space • Potential rental income of £1,100pcm • EPC rating D64 • Gloucester City Council - Tax Band C (£1,990.01 per annum) 2025/2026

**£180,000**

### Entrance Hallway

Spacious entrance hall which benefits from a large utility cupboard with plumbing for an automatic washing machine and additional space for storage. Access is provided from the hallway to both double bedrooms, bathroom and living area.

### Kitchen / Lounge

Completing the internal specification of the property, is a light and airy open plan kitchen and living room with a Juliette balcony overlooking the main basin of the Historic Gloucester Docks. The kitchen boasts convenient sized breakfast bar alongside integrated appliances to include electric hob, oven, dishwasher, fridge and freezer.

### Bedroom One

Double bedroom with windows overlooking the water basin. Access is provided to the En-Suite.

### En-Suite

White en-suite shower room comprising of w.c, wash hand basin and walk-in shower cubicle.

### Bedroom Two

Double bedroom with windows overlooking the water basin.

### Bathroom

Modern white suite bathroom comprising of w.c, wash hand basin, heated towel rail and bath with shower over.

### Outside

An allocated parking space for the apartment is secured in the gated complex within the Barge Arm East building a short walk from the apartment itself.

### 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 within 1.5 miles and offers direct lines to London.

### Material Information

Tenure: Leasehold

Local Authority and Rates: Gloucester City Council - Tax Band C (£2,087.26 per annum) 2026/2027

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Electric

Broadband speed: Standard 17Mbps, Superfast 80Mbps

Mobile phone coverage: Openreach, Virgin Media

Leasehold of 200 years (less 20 days) from 01/01/1992, managed by Ash & Co at a charge of £228.47 per calendar month (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).

\*Information correct as of 10/01/2024\*



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

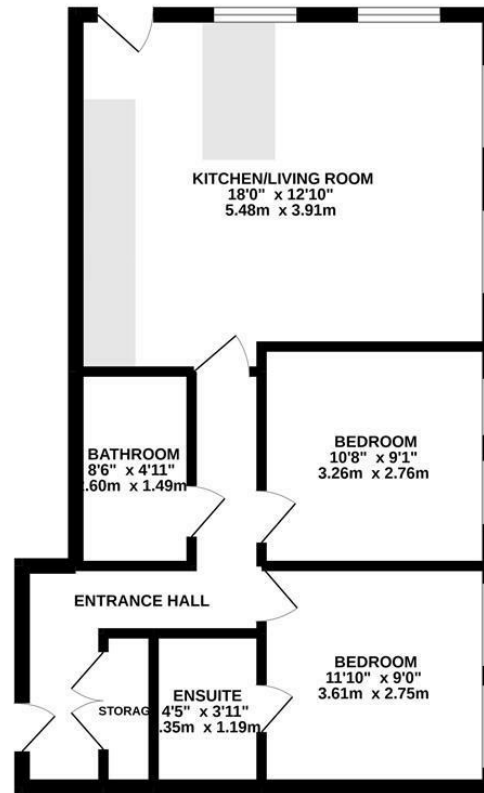
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GROUND FLOOR



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