



Barge Arm, Gloucester Docks GL1 2DN
£230,000



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• Immaculately presented two double bedroom second floor apartment • Generous open plan living space with modern kitchen • Modern en-suite shower room & family bathroom • Water views across the canal inlet & across Orchard Square • Secure allocated parking space • Potential rental income of £1,200 pcm • EPC rating D66 • Gloucester City Council - Tax Band C (£1,990.01 per annum) 2025/2026



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

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Entrance Hallway

Spacious entrance hallway, with carpeted flooring, provides access to two built-in storage cupboards, one offering plumbing for an automatic washing machine whilst the other is an airing cupboard with built-in shelving. access is also provided to both bedrooms, family bathroom and living room.

Open Plan Living Room / Kitchen

The light and airy open plan living room provides convenient space for living and dining areas with views overlooking the Orchard square and water views over the canal inlet from the large south facing windows. The modern kitchen area benefits from ample worktop and storage space with integrated appliances to include five ring gas hob, double electric ovens, fridge, freezer and dishwasher.

Bedroom One

Double bedroom with views over the inlet canal and Orchard Square aswell as access to an en-suite shower room.

En-Suite

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

Bedroom Two

Double bedroom with further views over the inlet canal and Orchard Square.

Bathroom

Modern white suite family bathroom comprising of w.c, wash hand basin and bath with shower attachment 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. The building is accessed via keyless fob entry system and intercom system.

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 and short distance from the local Sainsburys supermarket. Moving into the historic City, you will find Gloucester Cathedral and a number of independent shops and boutiques, the newly renovated bus station providing regular services to all surrounding suburbs, alongside a direct line to London Paddington from the train station a short 1.5 miles distance away.

Material Information

Tenure: Leasehold of 200 years (less 20 days) from 1st January 1992. Managed by Ash & Co at an approximate charge of £2,555.64 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).

Information correct as of 22/10/2025

Local authority and rates: Gloucester City Council - Tax Band C (£1,990.01 per annum) 2025/2026

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

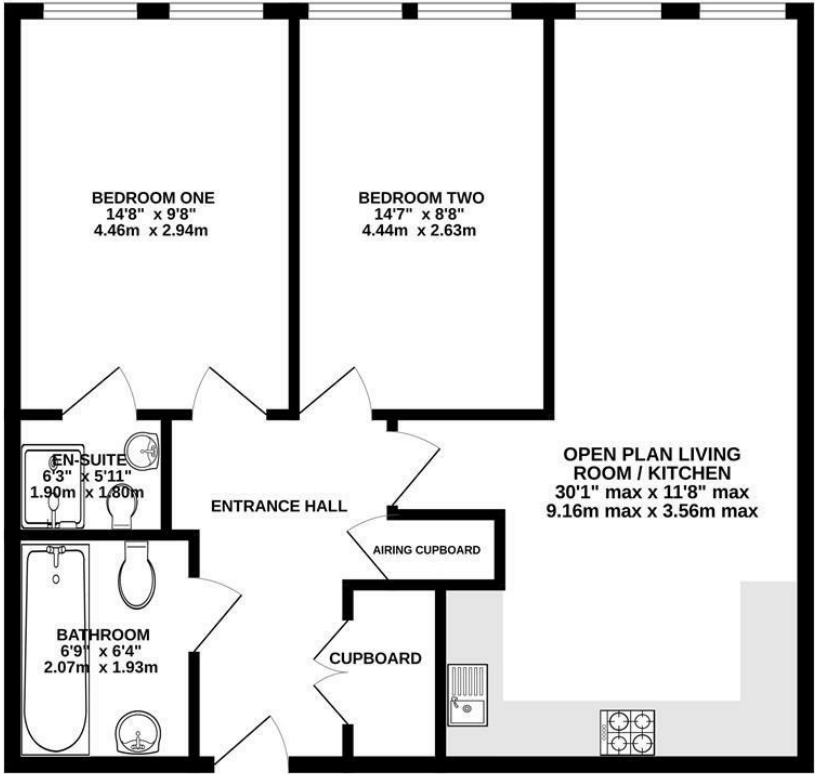
Heating: Electric

Broadband speed: Basic 17 Mbps, Superfast 80Mbps, Ultrafast 1000 Mbps- Highest available download speed

Mobile phone coverage: EE, Vodafone, Three, O2



SECOND 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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