



**Provender, Gloucester Docks GL1 5BQ**

**£180,000**



## Provender, Gloucester Docks GL1 5BQ

• No onward chain • One double bedroom modern apartment • Open plan kitchen and living space with integrated appliances • Generous sized balcony • Potential rental income of £950 pcm • BLP warranty valid until 2028

**£180,000**

### Entrance Hallway

Spacious entrance hall, with Karndean wood flooring that continues into the living area, also provides access to the bedroom, bathroom and large utility cupboard benefitting from plumbing for an automatic washing machine.

### Living Room / Kitchen

The open plan room benefits from convenient space for both lounge and dining areas with sliding doors providing access to a spacious balcony providing fantastic water views across the canal. Electric black out blinds have also been installed. The kitchen itself boasts ample worktop and storage space alongside integrated electric hob, oven, dishwasher, fridge and freezer.

### Bedroom

Double bedroom with window overlooking the rear aspect and built-in double wardrobe.

### Bathroom

Modern white suite family bathroom comprising of w.c., wash hand basin, heated towel rail, wall mounted mirror and walk-in shower cubicle.

### Outside

Externally the property benefits from parking to the

front of the building within the communal car parking area. A convenient space for seating is also provided on the edge of the canal itself.

### Location

Provender is superbly located for access to the shops, cafés, bars and restaurants throughout Gloucester Docks and beyond.

Outside the boundaries of the of the Quays, Gloucester Cathedral and Gloucester Rugby's Kingsholm stadium are just a few of the local attractions within easy reach. Surrounding countryside includes the nearby Cotswolds, Malvern Hills and the Wye Valley, all areas of outstanding natural beauty.

### Material Information

Tenure: Leasehold with 200 years from January 2018. Managed by Bruton Knowles Management Company with a ground rent of £179 per annum alongside a service charge of £1,380 per annum covering security, maintenance of communal areas and the secure allocated parking space.

\*Information correct as of 11/09/25\*

\*EWS1 form has been granted as of 16/04/25\*



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

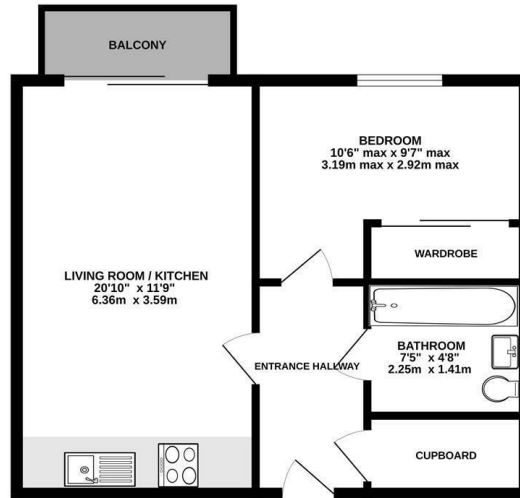
01452 398010

docks@naylorpowell.com

www.naylorpowell.com



## FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, corners and any other items are approximate and no responsibility is taken for any error, omissions or mis-statements in this plan is for illustrative purposes only and should be used as a guide only. Prospective purchasers should be aware that the dimensions shown are approximate and no guarantee is given as to their accuracy or efficiency can be given. Made with Metaphor 2020

Disclaimer: These particulars do not form part of any contract and no responsibility is accepted for any errors or omissions in any statement made, whether verbally or written for or on behalf of Naylor Powell.

Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

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.

