



Barge Arm, Gloucester Docks GL1 2DN
£285,000



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- Two double bedroom penthouse style apartment
- No onward chain
- Spacious & flexible open plan living area
- South facing private balcony
- Immaculately presented throughout
- Secure allocated parking space
- Potential rental income of £1,300 pcm
- EPC rating C80
- Gloucester City Council - Tax Band D (£2,238.77 per annum)

£285,000



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

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Entrance Hall

Spacious entrance hallway with carpeted flooring provides access to two built-in storage cupboard, one offering plumbing for an automatic washing machine, as well as both bedrooms, family bathroom and lounge.

Living Area / Kitchen

Open plan kitchen and living area offers the flexibility to provide convenient space for lounge, dining and office areas if required. Multiple windows to front and side aspects offer views towards May Hill and over the Orchard Square in the heart of the Docks. Ample worktop and storage space is provided in the kitchen area alongside integrated appliances to include double electric oven, hob, dishwasher, fridge and freezer. Access is also provided to the private south facing balcony.

Bedroom One

Double bedroom with window overlooking the side aspect offering views towards May Hill, built-in wardrobe and access to the en-suite shower room.

En-Suite

Modern white suite shower room comprising of w.c, wash hand basin with LED storage mirror above, heated towel rail and corner shower cubicle.

Bedroom Two

Double bedroom with built-in wardrobes and window overlooking the balcony over the orchard square in the centre of the Docks.

Shower Room

Modern white suite shower room comprising of w.c, wash hand basin with LED storage mirror above, heated towel rail and corner shower cubicle.

Outside

The apartment benefits from a private and spacious south facing balcony accessed from the living area. 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 approximately 1.5 miles away and offers direct lines to London.

Material Information

Tenure: Leasehold of 200 years (less 20 days) from 1st January 1992. Managed by Ash & Co at an approximate charge of £2,799.36 per annum for year ending 2025 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 07/05/25

Local authority and rates: Gloucester City Council - Tax Band D (£2,238.77 per annum) 2025/2026

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

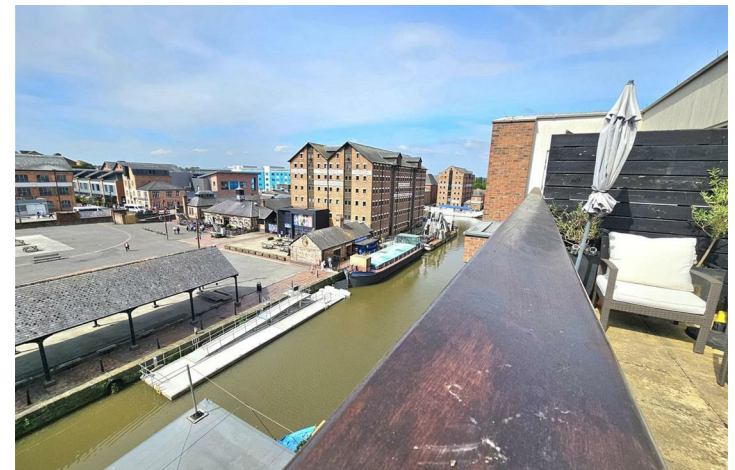
Heating: Gas Central Heating

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

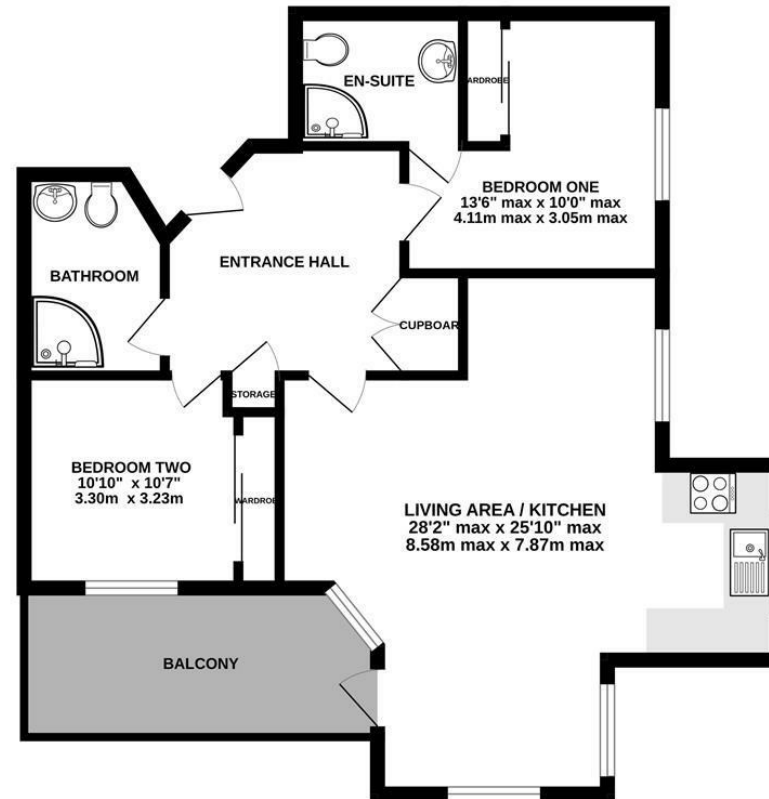
Mobile phone coverage: Three , O2

Agents Note

Please note the apartment has had an air conditioning unit installed 2 years ago to accommodate the lounge and second bedroom which has been regularly serviced. The apartment also benefits from a combi boiler installed 6 years ago also regularly serviced.



GROUND FLOOR
609 sq.ft. (56.6 sq.m.) approx.



TOTAL FLOOR AREA : 609 sq.ft. (56.6 sq.m.) approx.

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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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.

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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.

