

11a Brunswick Square, Gloucester GL1 1UG

£116,500

naylor powell

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• No Onward Chain • Spacious open-plan living and dining area • Generous double bedroom • Modern fitted bathroom • Private courtyard garden • Allocated parking space within the communal parking area • Potential rental income of £800 pcm. • Gloucester City Council - Tax Band A (£1,565.44 per annum) 2026/2027 • EPC rating of D66

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

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Accommodation
This well-presented one bedroom apartment offers comfortable and well-arranged accommodation throughout. The property is accessed via a welcoming entrance hallway leading through to an open-plan living and dining area, providing a pleasant space to relax and entertain. The fitted kitchen features a range of cream shaker-style wall and base units, ample worktop space and space for appliances. The spacious double bedroom offers plenty of room for bedroom furniture, whilst the bathroom is fitted with a white suite comprising a WC, wash hand basin and separate shower enclosure.

Further benefits include double glazing and a practical layout, making this an ideal purchase for first-time buyers, investors or those looking to downsize. An internal viewing is highly recommended to fully appreciate the accommodation on offer.

Outside
Externally, the property benefits from an allocated parking space within the communal parking area, along with access to a private courtyard garden for sole use of the flat owner only. With all residents having access to the communal garden in the square.

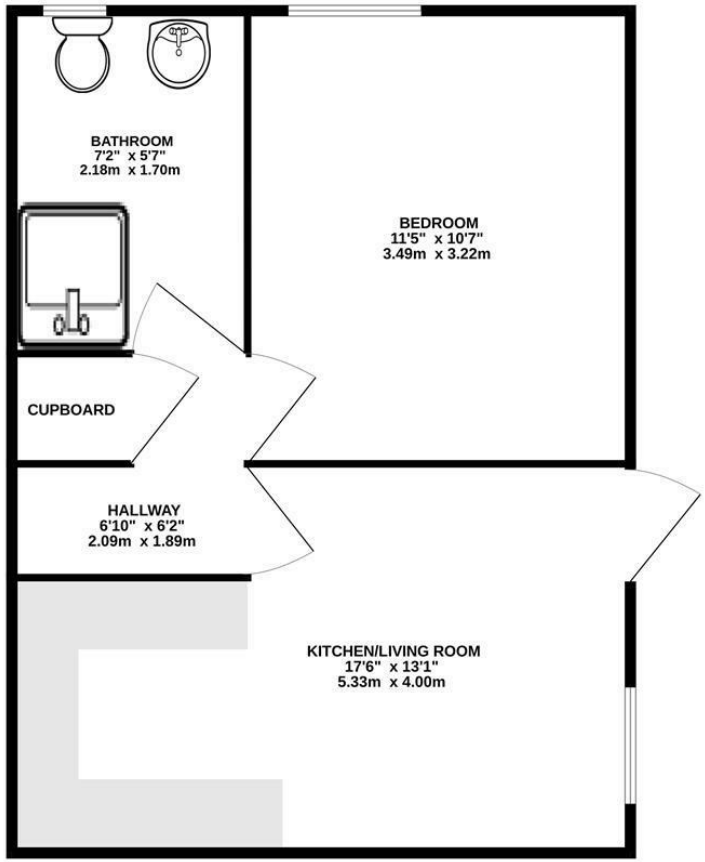
Location
Tucked away in the quiet location of Brunswick Square, the characterful Georgian townhouse overlooks the square gardens with residential permit parking surrounding. Approximately quarter of a mile from the City Centre Gloucester offers various amenities, shopping and transport facilities throughout whilst The Gloucester Quays development offers a range of restaurants, cinema and bars only half a mile.

Material Information
Tenure: Share of Freehold. 999 year lease with 986 years remaining Managed by Brunswick Court Management LTD. Service charge of £600 per annum, paid quarterly (£150 per quarter). The flat owner will be apart of the management company and will have a joint say on where the funds are spent.
Local authority and rates: Gloucester City Council - Tax Band A (£1,565.44 per annum) 2026/2027.
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Gas Mains
Broadband speed: Basic 15 Mbps, Ultrafast 1000 Mbps - Highest available download speed
Mobile phone coverage: Three, EE, Vodafone, O2





GROUND FLOOR

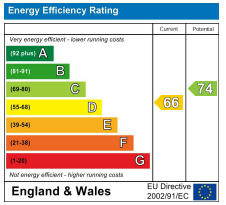


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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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.



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