



**47 Barge Arm, Gloucester GL1 2DN**

**Offers Over £215,000**



## 47 Barge Arm, Gloucester GL1 2DN

- No onward chain
- Flexible living accommodation
- Secure allocated off road parking
- Waterside views
- Two double bedrooms with en-suite to master
- Potential rental income of £825 pcm
- EPC rating B84



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## Offers Over £215,000

### Accommodation

Entered via keyless fob entry system, stairs and lift grant access to the third floor where the apartment is located. Stepping inside, you are welcomed by a generous size entrance hall which leads to two spacious double bedrooms with en-suite shower room to master, the family bathroom offering white suite with shower attachment over, two storage cupboards with one being home to the boiler and other, the washing machine. Continuing through, the kitchen area is to a modern finish and offers integrated appliances to include fridge freezer, low level oven with four ring gas hob and dishwasher alongside ample cupboard space above and below. The apartment further benefits from waterside views from both bedrooms and living room as well as a secure allocated parking space. Viewing is highly advised for this property from both residential buyers and investors alike with a potential rental income of £825 pcm.

### 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.

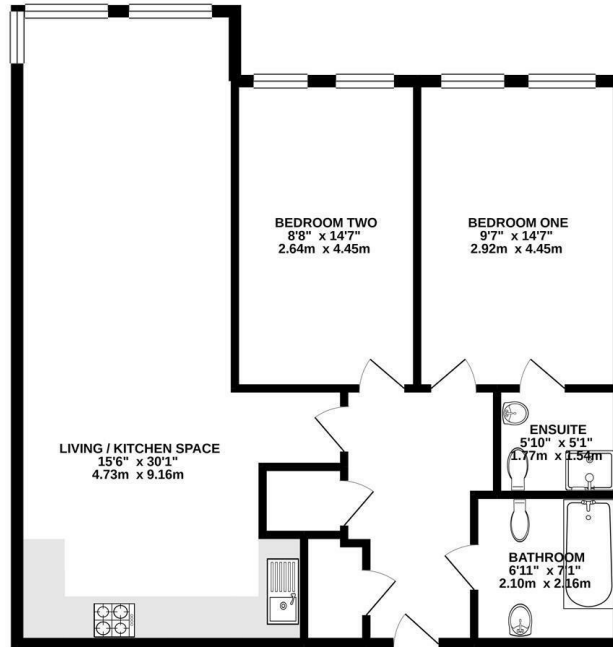
### Local Authority, Services & Tenure

Gloucester City Council - Tax Band C  
Mains water, drainage and Gas.

Tenure - Leasehold of 200 years (less 20 days) from 1st January 1992. Managed by Ash & Co at an approximate charge of £2,315.46 per annum for year ending 2021. (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 21/06/21\*





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.

