



Biddle & Shipton, Gloucester Docks GL1 2BY

£200,000

NP
naylor powell

Biddle & Shipton, Gloucester Docks GL1 2BY

- No onward chain
- Secure allocated off road parking
- Two double bedrooms with en-suite to master
- Contemporary kitchen with integrated appliances
- Waterside views to both the main basin, Gloucester & Sharpness canal and Dock inlet

£200,000

Accommodation

Set within the historic red brick period warehouse of Biddle & Shipton, the apartment is accessed via key coded communal door with stairs and lift to the third floor. Stepping in, the apartment offers generous entrance hall with space for coats, shoes and such like before providing access to the family bathroom with white suite including shower over bath. Leading through to the open plan kitchen living room, the space offers various views across both the main basin and the Gloucester Sharpness canal from the Juliette balcony alongside the dock inlet housing various boats throughout the year. Well presented the contemporary kitchen offers integrated fridge and freezer, low level oven with four ring electric hob over alongside ample storage, completed with charming character features to include the iconic warehouse pillars. Period character continues within the two generous sized double bedrooms, both offering fitted wardrobes, alongside sizeable en-suite shower room to master. The apartment is completed by the generous utility and storage cupboard providing plumbing for an automatic condensing washing machine.

Additionally the apartment provides secure storage basement lockup and secure allocated off road

parking within the multi store car park located to the rear of Barge Arm East.

Location

Set in the heart of the highly sought after and historic Gloucester Docklands the area provides an eclectic mix of both contemporary and period architecture overlooking various water basins and housing a mix of independent restaurants and bistro's. To the the Gloucester Quays designer outlet centre provides mix of high street and designer labels, with an array of eateries and waterfront bars. A short mile walk into the City, you will find Gloucester Cathedral and a number of independent shops and boutiques. The recently renovated Gloucester bus station provides regular services to all surrounding suburbs whilst the train station is within 1.5 miles and offers direct lines to London making the area a firm favourite with working professionals

Local Authority, Services & Tenure

Gloucester City Council - Tax Band C.
Mains water, drainage and electric.
Leasehold - 200 years from the 1st of January 1992.
Managed by Ash & Co with an approximate annual charge of £2,570.26 per annum covering normal



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

01452 398010

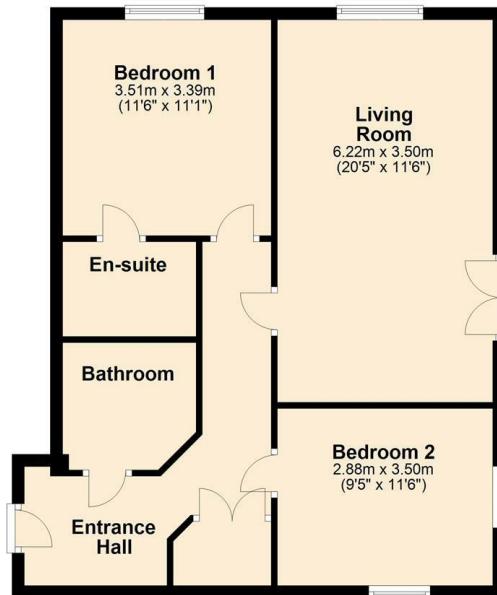
docks@naylorpowell.com

www.naylorpowell.com



Ground Floor

Approx. 65.5 sq. metres (705.2 sq. feet)



Total area: approx. 65.5 sq. metres (705.2 sq. feet)

This floorplan is for illustrative purposes only and is not to scale. Where measurements are shown they are approximate and should not be relied on. No liability is accepted in respect of any consequential loss arising from the use of this plan.
Plan produced using PlanUp.

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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.

