



Albert Warehouse, The Docks GL1 2EE

£160,000

np
naylor powell

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• Rarely Available Spacious One Bedroom Apartment • Secure Allocated Parking • Immaculately Presented Throughout • No Onward Chain • Potential Rental Income Of £695 pcm • EPC Rating D62

£160,000

Accommodation

Situated in the heart of the Historic Gloucester Docks, the Grade II listed Albert Warehouse sits within the Mariners Square alongside the Victoria Basin waterfront. Entrance to the building is provided via coded entry system where the apartment is located on the first floor accessed via lift or stairwell.

Enter the apartment into the light and airy entrance hall benefitting from a storage cupboard and leading to the double bedroom and modern fitted bathroom.

To the end of the entrance hall is the generous and spacious open plan kitchen and living accommodation. Enviably in size and with exposed beams and brickwork, the living space offers space for a lounge and dining area. The kitchen area benefits from integrated appliances to include hob, oven, dishwasher, washing machine fridge and freezer. The Juliette balcony offers waterside views towards the main basin. secure allocated parking completes the apartment.

Ideal for both residential buyers and investors, with a potential rental income of £695 pcm, viewing is highly advised for this apartment offered to the market with no onward chain.

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 within 1.5 miles and offers direct lines to London.

Local Authority & Service

Gloucester City Council - Tax Band B.
Mains water, drainage and electric.

Tenure

Leasehold property of 200 years (less 20 days) from 01/01/1992 managed Ash & Co at a charge of approximately £210 Per calendar month. 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 24/1/20



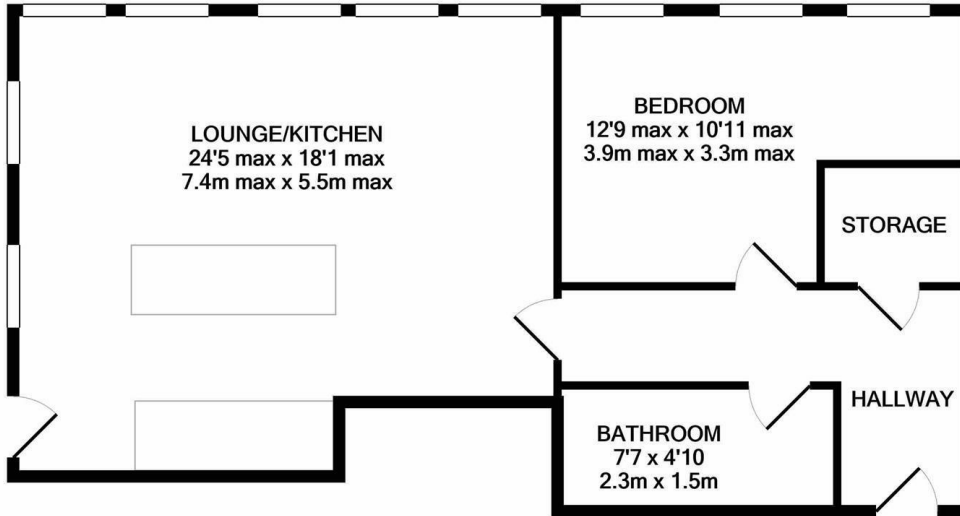
Unit C Barge Arm East, Gloucester Docks, GL1 2DQ

01452 398010

docks@naylorpowell.com

www.naylorpowell.com





TOTAL APPROX. FLOOR AREA 699 SQ.FT. (64.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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