



Provender, The Docks GL1 5SH

£155,000

np
naylor powell

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- Double bedroom with fitted wardrobe
- Flooring and kitchen appliances included
- Spacious balcony
- Open-plan living room and kitchen with fitted appliances
- Superfast broadband
- Outside car parking space

£155,000

Provender

Built on the footprint of the old Foster Brothers Oil and Cake Mill, the modern Provender building has been sympathetically designed to blend seamlessly into its historic surroundings, with many iconic features of the original mill retained.

Location

Provender is superbly located for access to the shops, cafes, bars and restaurants throughout Gloucester Docks and beyond.

Once completed, Bakers Quay will offer a vibrant selection of eateries to choose from, with space for five restaurants and cafes allocated across the site. The Beefeater will be located immediately behind the Provender building with a Costa Coffee planned in addition.

Outside the boundaries of the of the Quays, Gloucester Cathedral, The Jet Age Museum and Gloucester Rugbys Kingsholm stadium are just a few of the local attractions within easy reach. Surrounding countryside includes the nearby Cotswolds, Malvern Hills and the Wye Valley, all areas of outstanding natural beauty.

Specification

All apartments at Provender will be finished to an exceptional standard. Kitchens will incorporate a Bosch electric oven, microwave and ceramic hob; there will also be a built-in dishwasher, washing machine, fridge/freezer and contemporary under-counter sink. Bathrooms will have elegant Villeroy & Boch fittings.

Tenure

The apartments will be provided on a 200 year lease with a ground rent that increases every five years by RPI.

BLP 10 Year Warranty

Each apartments comes complete with a 10 year warranty underwritten by Allianz against structural defects and includes a 6 month after-sales courtesy visit.

Room Dimensions

Lounge (6.37m x 3.50m)
Bedroom (3.17m x 2.90m)
41.7sqm (448.8 sq ft)

Disclaimer

These particulars do not form part of any contract and no responsibility is accepted for any errors or



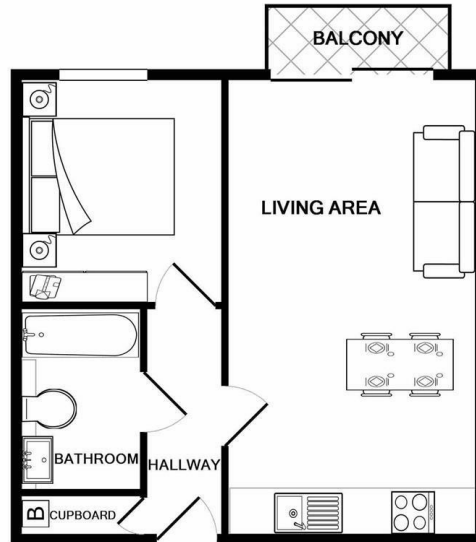
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TOTAL APPROX. FLOOR AREA 449 SQ.FT. (41.7 SQ.M.)

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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