



Barge Arm The Docks, Gloucester GL1 2DN

Asking Price £165,000



Barge Arm The Docks, Gloucester GL1 2DN

• No Onward Chain • Two Double Bedrooms with Ensuite to Master • Open Plan Kitchen & Living Area With Integrated Appliances • Secure Allocated Parking • Gas Central Heating • Potential Rental Income Of £775 pcm • Viewing Advised • EPC D62



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

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Barge Arm

Located in the modern Barge Arm development in the heart of the historic Gloucester Docks is this well presented ground floor two double bedroom apartment. The apartment offers waterside views overlooking Mariners Square with Gloucester Cathedral in the distance. Secure telephone entrance system leads through to the open air communal area with lift and stair access leading to the first floor. Internally the apartment is well-proportioned with ensuite shower room to master, main bathroom, utility cupboard with plumbing for a washing machine and open plan kitchen living space. Integrated appliances include a low level oven, four ring hob, fridge, freezer and dishwasher provide an additional benefit to potential purchasers alongside secure allocated under cover parking space. Viewing is strongly advised for both First Time Buyers, having no stamp duty, alongside Investors alike.

Location

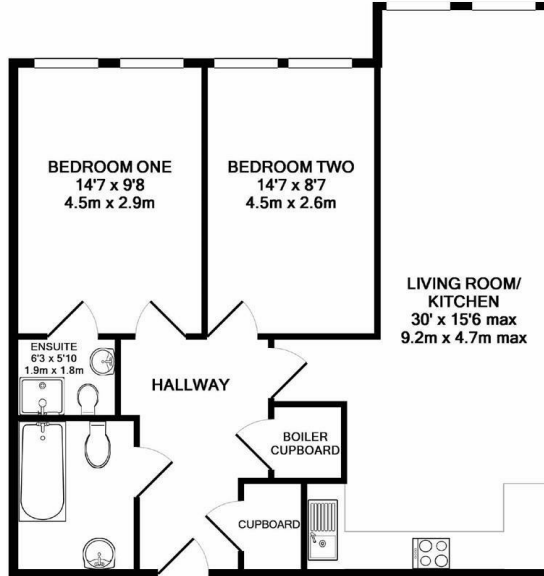
To the south of the main docks area is the Gloucester Quays designer outlet centre, which has an outstanding mix of high street and designer labels, with an array of eateries and waterfront bars. Moving into the City, you will find Gloucester Cathedral and a number of independent shops and boutiques. 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, electric and gas
Leasehold managed by Ash & Co at a cost of approximately £2202 Per annum (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 18/1/19





TOTAL APPROX. FLOOR AREA 777 SQ.FT. (72.2 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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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.

