214 Provender, The Docks GL1 5BQ

Prices From £150,000

naylor powell

214 Provender, The Docks GL1 5BQ

• 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

Prices From £150,000

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www.naylorpowell.com

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.

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 have been finished to an exceptional standard. Kitchens incorporate a Bosch electric oven, microwave and ceramic hob; there is also a built-in dishwasher, washing machine, fridge/freezer and contemporary under-counter sink. Bathrooms 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)

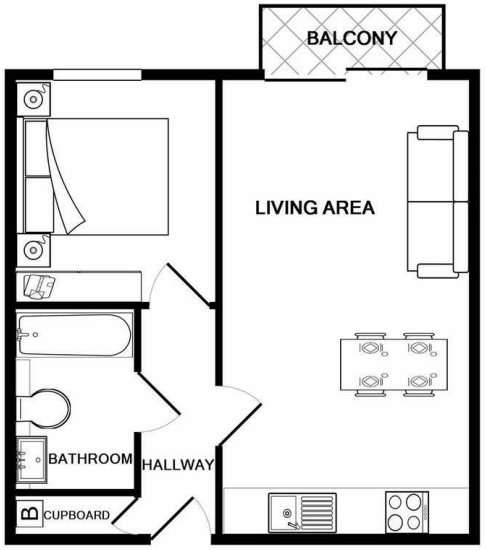
Help to Buy

More information on Help to Buy can be found at www.helptobuysouth.co.uk.

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



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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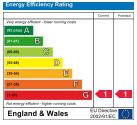
Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.



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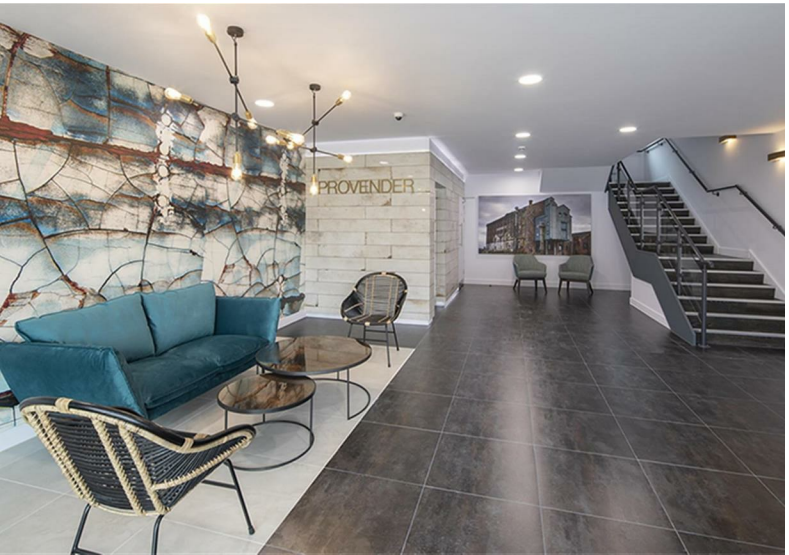
GLOUCESTER CATHEDRAL
TRAIN STATION
RIVER SEVERN
GLOUCESTER QUAYS OUTLET
WATERWAYS MUSEUM
GLOUCESTER DOCKS
NAYLOR POWELL
TRAVELODGE
MARINERS CHURCH
BAKERS QUAY
GLOUCESTER DOCKS
MULTI-STOREY CAR PARK
GLOUCESTERSHIRE COLLEGE
GLOUCESTER AND SHARPNESS CANAL
SAINSBURYS


PROVENDER