



Vinings Warehouse, Gloucester Docks GL1 2EG

£155,000



Vinings Warehouse, Gloucester Docks GL1 2EG

- One bedroom characterful apartment
- No onward chain
- Open plan kitchen and living accommodation
- Secure allocated parking space
- Potential rental income of £750 pcm
- EPC rating C73
- Gloucester City Council - Tax Band B (£1,515.45 per annum)

£155,000

Entrance Hallway

Spacious hallway with wood flooring which continues throughout the apartment as well as characterful features such as exposed beams and brickwork. Built-in utility cupboard houses the water tank and plumbing for an automatic washing machine as well as providing additional storage space.

Lounge/Kitchen

The open plan space provides an abundance of natural light through the five windows offering views over the Mariners square and Victoria basin. The kitchen area benefits from ample storage and worktop space with integrated appliances to include fridge, freezer, electric hob, oven and dishwasher.

Bedroom

Double bedroom with windows overlooking the Victoria water basin.

Bathroom

Modern white suite bathroom comprising of w.c, wash hand basin, heated towel rail and bath with shower attachment over.

Outside

An allocated parking space for the apartment is secured in the gated complex within the Barge Arm East building a short walk from the apartment itself.

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, Services & Tenure

Gloucester City Council - Tax Band B (£1,515.45 per annum).

Mains water, drainage and electric are connected to the property.

Tenure - Leasehold.

Leasehold property of 200 years (less 20 days) from 01/01/1992 managed Ash & Co at a charge of approximately £190.23 per calendar month. Part covers normal shared building maintenance,



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

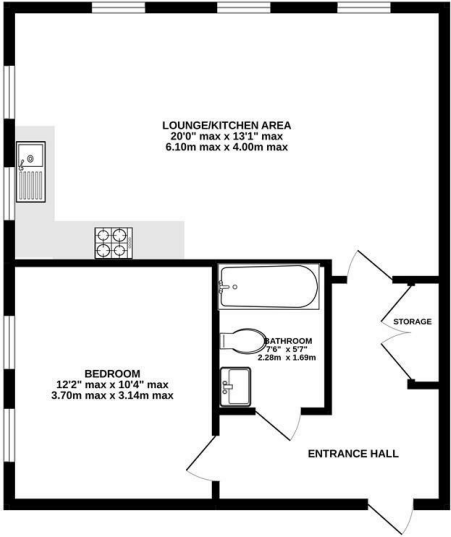
01452 398010

docks@naylorpowell.com

www.naylorpowell.com



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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 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.

