



Vinings Warehouse, Gloucester Docks GL1 2EG

£155,000



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- 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 aswell as characterful features such as exposed beams and brickwork. Built-in utility cupboard houses the water tank and plumbing for an automatic washing machine aswell 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

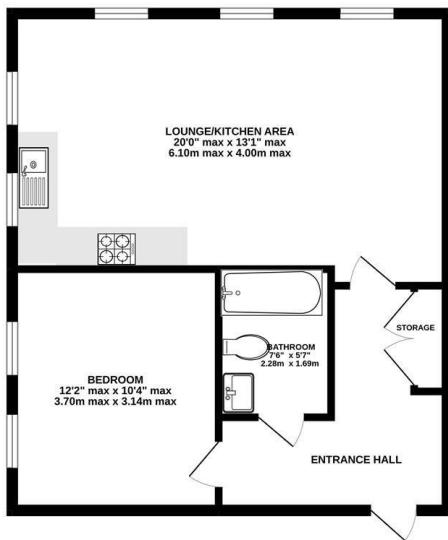
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GROUND FLOOR



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