



Double Reynolds, Gloucester Docks GL1 2EN

£205,000

NP
naylor powell

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- No onward chain
- Immaculately presented two double apartment
- Generous open plan kitchen & living accommodation
- Characterful features throughout
- Secure allocated parking & basement storage
- Potential rental income of £1,100 pcm
- EPC rating C75
- Gloucester City Council - Tax Band C (£1,990.01 per annum) 2025/2026

£205,000



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

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Entrance Hallway

Laminate wood effect flooring which continues through to the lounge. Built-in storage cupboard with plumbing for washing machine and water tank. Opens to both bedrooms, bathroom and open plan living area. Character features with original pillars, exposed brick work and wooden beams throughout.

Lounge / Kitchen

Generous open plan kitchen and living area with Juliet balcony and window facing to the rear aspect from the lounge area with a convenient space for a dining area if required. The kitchen area itself boasts ample worktop and storage space with integrated appliances to include fridge, freezer, dishwasher, hob and oven.

Bedroom One

Double bedroom with two windows facing to the rear aspect and access provided to the en-suite shower room.

En-Suite

White en-suite shower room comprising of w.c, wash hand basin and walk-in shower cubicle.

Bedroom Two

Double bedroom with two windows overlooking the rear aspect.

Bathroom

White suite bathroom comprising of w.c, wash hand basin and bath with shower attachment over.

Outside

Secure basement storage space and communal bike storage located within the basement of the building. 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.

Location

To the south of the main docks area is the Gloucester Quays designer outlet centre, a short half mile away, 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 public bus station and train station is within approximately 1 miles and offers direct lines to London.

Local Authority, Services & Tenure

Tenure: Leasehold property of 200 years (less 20 days) from 01/01/1992 managed Ash & Co at a charge of approximately £3,408.30 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. Charges are reviewed every year.
Information correct as of 15/10/24

Local authority and rates: Gloucester City Council - Tax Band C (£1,990.01 per annum) 2025/2026.

Electricity supply: Mains

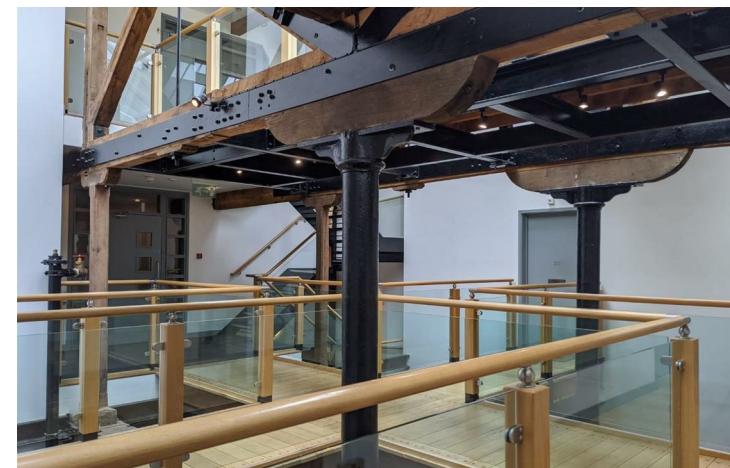
Water supply: Mains

Sewerage: Mains

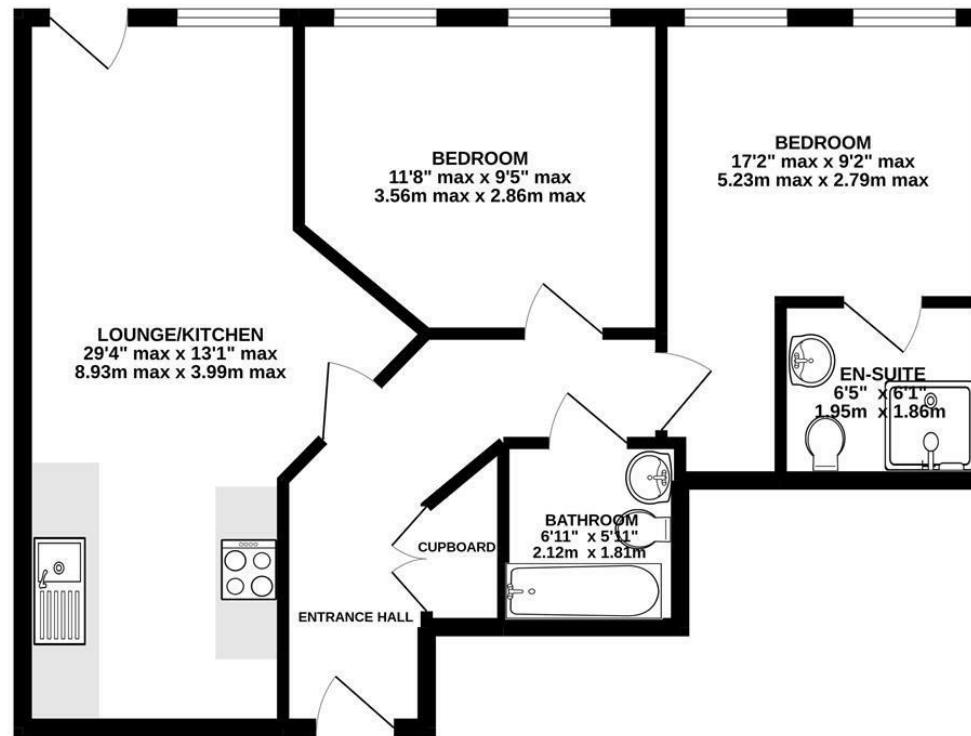
Heating: Electric

Broadband speed: Standard 17 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps- Highest available download speed.

Mobile phone coverage: Openreach, Virgin Media



GROUND FLOOR
600 sq.ft. (55.7 sq.m.) approx.



TOTAL FLOOR AREA: 600 sq.ft. (55.7 sq.m.) approx.

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 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(A) (A)		
(B) (B)	B		
(C) (C)	C		
(D) (D)	D		
(E) (E)	E		
(F) (F)	F		
(G) (G)	G		
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

