



Albert Warehouse, Gloucester Docks GL1 2EE
£227,500

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• No onward chain • Two double bedroom second floor apartment • Characterful features throughout • Spacious open plan kitchen & living accommodation • Juliette balcony overlooking the Victoria water basin • Potential rental income of £950 pcm • EPC rating B82 • Gloucester City Council - Tax Band C (£1,731.94 per annum)



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

£227,500

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Entrance Hallway

Laminate wood effect flooring. Characterful features with two original steel pillars. Built in storage cupboard housing the water tank. Opens to both bedrooms, bathroom and open plan living area. Electric radiator.

Bedroom One

Carpeted flooring. Exposed brick work and original wooden beams. Two windows overlooking the Mariners square. Door opening to en-suite shower room. Electric radiator.

En-Suite

White suite modern tiled shower room comprising of walk-in shower cubicle, w.c, towel rail and wash hand basin. Window overlooking the Mariners square.

Bedroom Two

Two windows overlooking the Mariners square. Carpeted flooring. Electric radiator. Exposed brick work and original beams.

Bathroom

White suite fully tiled family bathroom comprising of bath with shower attachment over, w.c, towel rail and wash hand basin.

Lounge/Kitchen

Open plan living space providing convenient space for a dining area or home office. Kitchen comprises of breakfast bar and ample worktop and storage space. Integrated appliances to include electric hob, oven and dishwasher alongside plumbing for an automatic washing machine. Juliet balcony overlooking the Victoria water basin and views

towards Robinswood Hill in the distance. Raised lounge area with windows facing towards the Victoria water basin and Mariners square.

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.

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 C (£1,731.94 per annum). Mains water, drainage and electric are connected to the property.

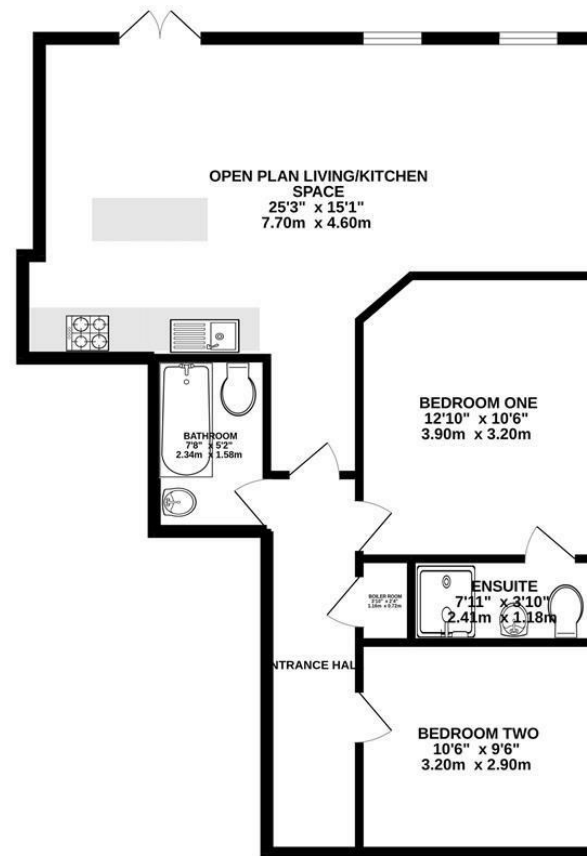
Tenure - Leasehold.

Leasehold property of 200 years (less 20 days) from 01/01/1992 managed Ash & Co at a charge of approximately £275 per calendar month. 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 30/9/22



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 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.

