



**Ribston Hall Spa Road, Gloucester GL1 1UY**

**£170,000**



# Ribston Hall Spa Road, Gloucester GL1 1UY

• No onward chain • Two bedroom duplex apartment • En-suite and dressing room to master bedroom • Within walking distance to the popular Gloucester Docks • Allocated off-road parking • Potential rental income of £1,200 pcm • EPC rating E49 • Gloucester City Council - Tax Band C (£1,990.01 per annum) 2025/26



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

01452 398010

docks@naylorpowell.com

www.naylorpowell.com

**£170,000**

## Entrance Hall

Generously sized hallway provides access to the living dining room, bathroom and second bedroom.

## Living / Dining Room

Spacious and versatile living dining area with sash windows to the front aspect. Stairs to the first floor.

## Kitchen

Ample storage in a range of floor and eye level units accompanied by integrated appliances to include fridge freezer and electric oven with four ring electric hob and extractor over. Additional space and plumbing for washing machine and dishwasher.

## Second Bedroom

Double bedroom with sash window to the front aspect. Built-in wardrobe.

## Bathroom

Bathroom suite comprising W.C, wash hand basin and bath with shower over.

## Second floor

### Study

Previously used as a study, this room offers a versatile space which would lend itself well to being a home office, additional reception room or such like. Skylight and window to front aspect. Fire escape door leading to the communal hallway.

### Dressing Room

Spacious dressing area with floor to ceiling mirror and built-in wardrobes and skylight.

### Master Bedroom

Double bedroom with built-in wardrobe and window to front aspect.

### En-suite

Stylish en-suite comprising WC, wash hand basin and double width walk-in shower enclosure with rainfall shower head.

## Outside

To the side of the property there is a gated entrance providing parking for one vehicle.

## Location

Positioned on Spa Road, Ribston Hall offers convenient access to the Historic Gloucester Quays benefitting from the 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 and surrounding areas.

## Material Information

Tenure: Leasehold with a lease length of 98 years remaining. Service charges total £3,500 per annum whilst and ground rent totals £150 per annum with all charges payable to the managing agent Ribston Hall Management Co. Ltd and are paid in half yearly instalments. All charges are reviewed on a yearly basis.

\*Information correct as of 03/07/2025\*

Local authority and rates: Gloucester City Council - Tax Band C (£1,990.01 per annum) 2025/26

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

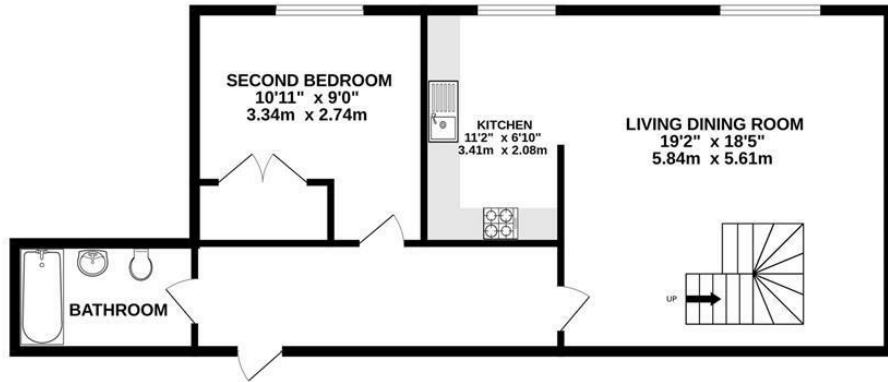
Heating: Electric

Broadband speed: Basic 16 Mbps, Ultrafast 1000 Mbps - Highest available download speed.

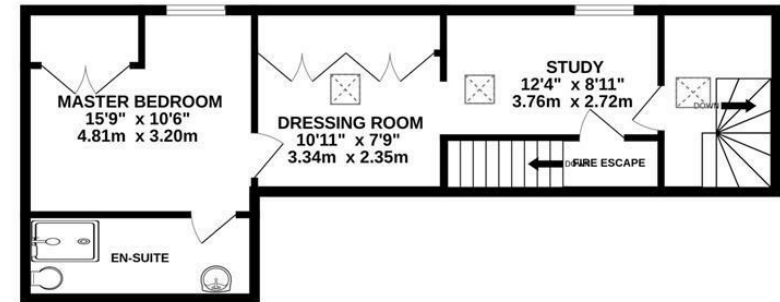
Mobile phone coverage: EE, Vodafone, Three, O2.



GROUND FLOOR



1ST 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.  
Made with Metropix ©2025

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.

