



40 Merchants Quay, Gloucester Docks GL1 2EW
£205,000



40 Merchants Quay, Gloucester Docks GL1 2EW

- No onward chain
- Immaculately presented one/two double bedroom duplex apartment
- Flexible living accommodation throughout
- Waterside views across the main basin
- Secure allocated parking space
- Potential rental income of £975 pcm
- EPC rating B83
- Gloucester City Council - Tax Band C (£1,731.94 per annum)

£205,000



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

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Entrance Hallway

Spacious entrance hall with Amtico flooring benefits from a spacious storage cupboard and provides access to bedroom one, bathroom and the kitchen area.

Bedroom One

Double bedroom with built-in wardrobes and window facing to the front aspect of the property.

Bathroom

Newly refurbished modern shower room with tiled flooring and part tiled walls. The shower room comprises of walk-in shower cubicle, wash hand basin with storage below, w.c and heated towel rail.

Kitchen/Living Area

Continuation of the Amtico flooring throughout the open plan kitchen and living area. The kitchen itself benefits from ample worktop and storage space with integrated appliances to include four ring gas hob electric oven alongside plumbing for an automatic washing machine and dishwasher. The additional area provides convenient space for a dining area or lounge with a window and Juliet balcony offering waterside views across the main water basin. Stairwell provides access to the mezzanine area.

Lounge/Bedroom Two

The mezzanine area overlooks the kitchen & living area below. The area creates an ideal lounge area or second double bedroom if required. Velux window provides ample natural light with built-in storage space within the eaves.

Outside

The gated secure entrance opens to the communal area of the Merchants Quay development with cycle racks provided alongside lift and stair access to the top floor. The apartment is complete with a secure allocated parking space located in the Barge Arm East development.

Location

With views towards the main basin, Merchants Quay constructed in 2011 is an open air development situated in the heart of the historic Gloucester Docks. Transformed in recent years to become a sought after residential area, the popular destination holds developments throughout the year to include the Food Festival, Tall Ships Festival and the Victorian Christmas Market. There are a number of amenities on offer within Gloucester Quays Shopping Centre and the Leisure Quarter including a state of the art 10 screen cinema and a number of restaurants and bars.

Local Authority, Services & Tenure

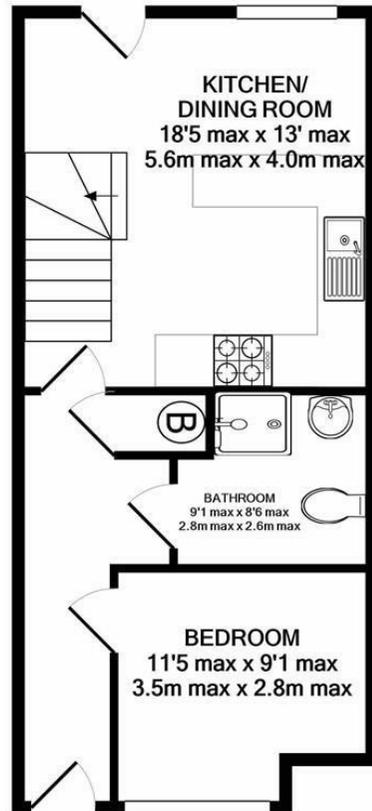
Gloucester City Council - Tax Band C (£1,731.94 per annum).

Mains water, drainage, gas and electric.

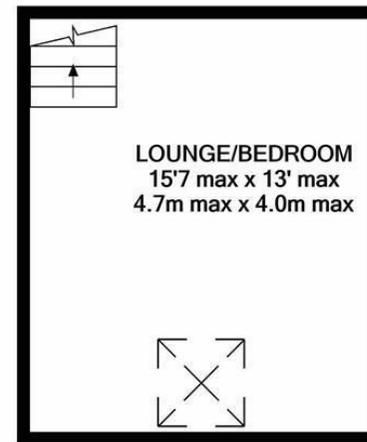
Leasehold of 200 years from 1st January 2011. Managed by Ash & Co with an annual service charge of £185 per month, split between building maintenance, management and insurance alongside the Docks Service Charge (DSC) to include the security, CCTV, cleaning and maintenance for the private Docks estate, operated by GDECL.

Information correct as of 28/11/22





GROUND FLOOR
APPROX. FLOOR
AREA 398 SQ.FT.
(37.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 216 SQ.FT.
(20.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 614 SQ.FT. (57.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

