



**Vinings Warehouse, Gloucester Docks GL1 2EG**

**£190,000**



## Vinings Warehouse, Gloucester Docks GL1 2EG

- Two bedroom docks apartment with en-suite to master
- Characterful features throughout
- Open plan living accommodation with integrated appliances
- Secure allocated parking space
- Potential rental income of £925 pcm
- EPC rating D64

**£190,000**

### Accommodation

Enter the property into the spacious entrance hall which benefits from a large utility cupboard with plumbing for an automatic washing machine and additional space for storage. Access is provided from the hallway to both double bedrooms, with an en-suite shower room to the master, and a characterful exposed brick work features. The white suite family bathroom includes w.c, hand basin and bath with shower over.

Completing the internal specification of the property, is a light and airy open plan kitchen and living room with a Juliette balcony overlooking the main basin of the Historic Gloucester Docks. The kitchen boasts convenient sized breakfast bar alongside integrated appliances to include electric hob, oven, dishwasher, fridge and freezer.

The apartment further benefits from an allocated parking space in the secure car park within the Barge Arm East building completing the property.

### 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

Gloucester City Council - Tax Band C.  
Mains water, drainage and electric.

### Tenure

Tenure - Leasehold.

Leasehold of 200 years (less 20 days) from 01/01/1992, managed by Ash & Co at a charge of £228.47 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).

\*Information correct as of 3/3/22\*



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

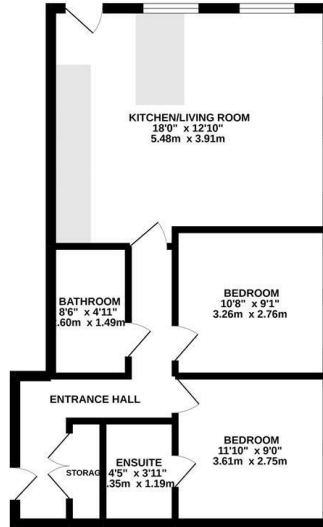
01452 398010

docks@naylorpowell.com

www.naylorpowell.com



# GROUND FLOOR



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Made with Floorplan 10/2022

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