Lampkin House Commercial Road, Gloucester GL1 2DY

£550,000

naylor powell

Lampkin House Commercial Road, Gloucester GL1 2DY

• Grade II listed freehold building situated in Central Gloucester • Unique investment opportunity ideal for holiday lets • Three spacious one bedroom apartments with additional space provided • Located on the edge of the Historic Gloucester Docks • Gloucester City Council - Tax Band A (£1,492.52 per annum) 2025/2026 per apartment

£550,000

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

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Communal Areas
The characterful entrance hall boasts an array of characterful features including stone spiral staircase leading to the top floor of the building. Additional rooms are located on each floor ideal for storage whilst a large basement area provides the opportunity to potentially convert into further living space subject to planning.

Apartment One
The light and airy apartment is situated on the ground floor of the building. The apartment comprises of a kitchen with ample worktop and storage space along with integrated appliances. Spacious living room provides ideal space for a dining area if required whilst providing access to a large double bedroom and white suite shower room.

Apartment Two
First floor apartment comprising of a kitchen with ideal space for a dining area, shower room, large living room and double bedroom overlooking the front aspect of the property.

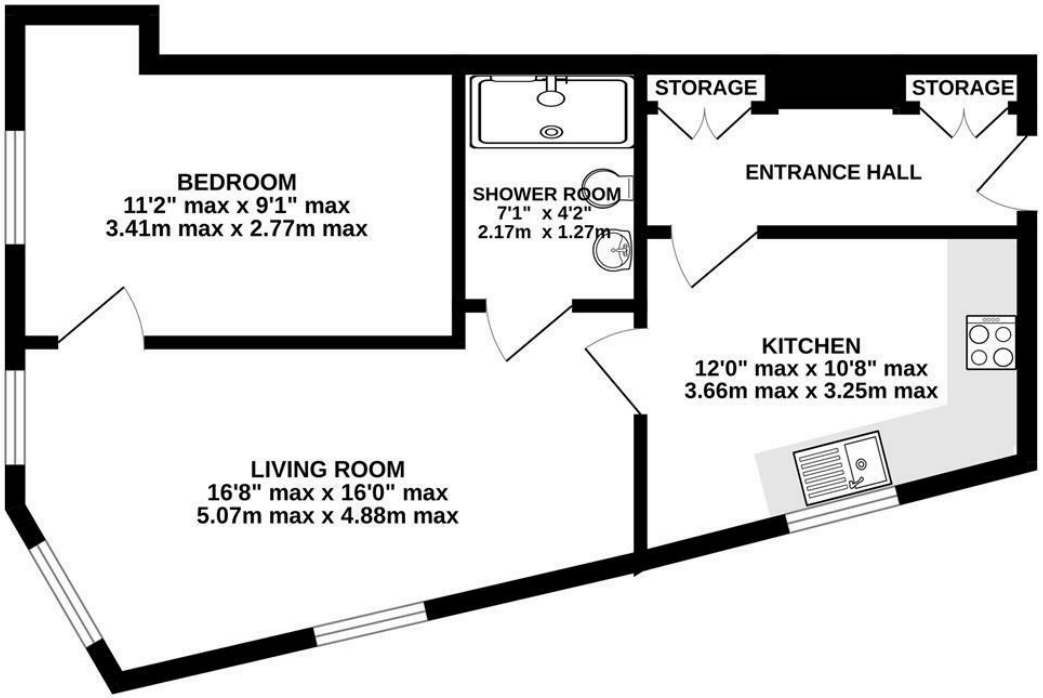
Apartment Three
Positioned on the top floor, the apartment boasts an identical layout to the apartment below with kitchen, shower room, living room and double bedroom.

Location
Situated on the outskirts and to the north of the regenerated Gloucester Docks and Gloucester Quays designer outlet centre, offering an outstanding mix of high street and designer labels, with an array of eateries and waterfront bars including the newly renovated Gloucester Food Dock. Moving into the City, you will find Gloucester Cathedral alongside a number of independent shops and boutiques, tourist attractions and further eateries and bars. Newly refurbished the Gloucester bus station provides regular services to all surrounding suburbs in additional to the train station offering a direct line to London Paddington.

Material Information
Tenure: The property is currently freehold and the owner is in the process of creating a lease for each apartment with her solicitor. More details to follow. *Information correct as of 11/10/24*

Local authority and rates: Gloucester City Council - Tax Band A (£1,492.52 per annum) 2025/2026 per apartment.
Electricity supply: Mains
Heating: Electric heating
Water supply: Mains
Sewerage: Mains
Broadband speed: Standard 18 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps - Highest available download speed.
Mobile phone coverage: EE, Vodafone, Three, O2.

GROUND FLOOR
439 sq.ft. (40.7 sq.m.) approx.



TOTAL FLOOR AREA : 439 sq.ft. (40.7 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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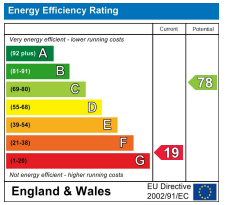
Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

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.



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