



Double Reynolds, Gloucester Docks GL1 2EN
£245,500



Double Reynolds, Gloucester Docks GL1 2EN

• Stunning two double bedroom characterful apartment • No onward chain • Immaculately presented & refurbished throughout • High end fittings and upgrades • Open plan kitchen & living area with water views across the main water basin • Secure allocated parking space • Potential rental income of £1,250 pcm • EPC rating D58 • Gloucester City Council - Tax Band C (£1,990.01 per annum) 2025/2026

£245,500



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

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Entrance Hallway

Spacious hallway, with original characterful features that continue throughout the apartment, provides access to both bedrooms, family bathroom, living room and to a utility cupboard benefitting from plumbing for an automatic washing machine.

- Sensor-driven RGBW pixel LED lighting with seamless plaster-in design
- Wall-mounted Loxone access control keypad
- Solid wood flooring (continues into kitchen and dining area)

Open Plan Kitchen / Living Room

The beautiful open plan room provides suitable space for both living and dining areas with multiple windows providing water views across the main water basin. Breakfast bar provides separation to the kitchen with high end integrated hob and extractor fan alongside controls for the blinds fitted into all windows. The kitchen continues to benefit from other integrated appliances to include fridge, freezer, dishwasher, microwave and oven.

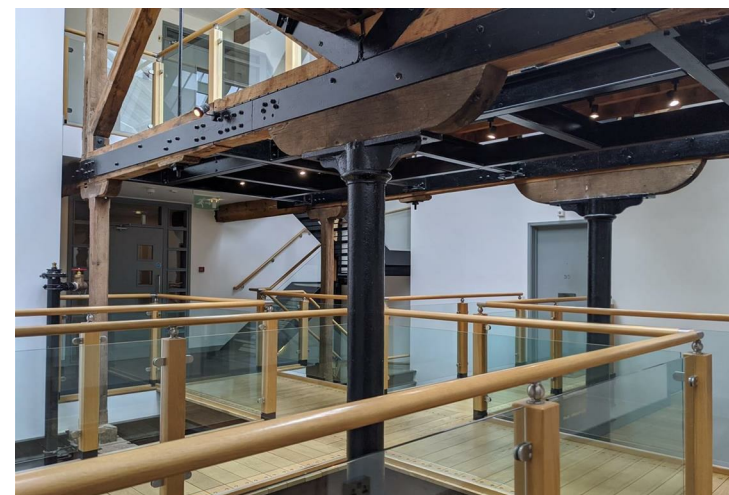
- Custom-built mica black metal media wall (TV included in sale)
- Integrated bioethanol fireplace & sound bar

- Sensor-activated RGBW LED coving and wall wash lighting
- Built-in Quadral ceiling speakers for zoned audio
- Automated electric blinds when TV is activated
- Loxone presence detection for intelligent scene control
- Solid quartz worktops with underlit RGBW LED tape & built in switch
- Integrated Bosch oven and Bosch microwave
- Integrated Beko fridge-freezer and dishwasher
- Central induction hob with built-in extraction
- Large pantry drawers and extensive fitted cabinetry
- Distressed copper mirror splashback custom made from Ireland
- Feature RGBW Loxone pendulum lighting above dining area
- Built-in Quadral ceiling audio system
- Sensor-controlled ambient RGBW lighting

Bedroom One

Double bedroom with window and Juliet balcony to the side aspect and access to the en-suite.

- Double room with Juliet balcony
- Sensor-controlled RGBW lighting
- Built-in Quadral ceiling speaker
- Electric blinds



- Oak beam with integrated LED feature lighting
- Space for home working desk or vanity setup

En-Suite

Modern and upgraded shower room comprises w.c, wash hand basin with storage below and walk-in shower cubicle with convenient shelving space built-in.

- Walk-in shower with automated privacy blind (activates when shower starts)
- Floating toilet
- Vanity unit with oak worktop and solid stone basin
- LED-lit mirror with auto-demist function
- Sensor-controlled RGBW niche lighting
- Mandarin Stone porcelain tiling
- Electric underfloor heating
- Humidity-triggered automated extractor fan

Bedroom Two

Double bedroom with two windows overlooking the side aspect.

- Double bedroom with side aspect views
- Sensor-controlled RGBW lighting
- Built-in Quadral ceiling speaker
- Electric blinds
- Oak beam with integrated LED tape lighting

Bathroom

Modern and luxurious white suite bathroom comprises w.c, wash hand basin with storage below, heated towel rail and bath with in-built shelving around.

- Large bath with LED-lit niche shelving
- Floating vanity unit with under-sink storage
- LED-backlit mirror
- Mandarin Stone porcelain tiles throughout
- Floating toilet
- Sensor-controlled RGBW LED lighting
- Built-in Quadral ceiling audio
- Electric underfloor heating

Loxome Smart Home System

- RGBW mood lighting in every room with presence detection and schedule control
- Quadral multi-room audio system with zoned volume and scene settings
- Automated electric blinds throughout
- Self-learning smart heating with zone-by-zone optimisation
- Real-time temperature, humidity, and CO2 air quality monitoring
- Integrated fire alarm system that automatically activates escape lighting
- Fully automated Loxone burglar alarm with remote arming/disarming and status notifications
- Remote access via the Loxone App for lighting, heating, security and audio control from anywhere

Watch the smart home in action:

<https://www.youtube.com/watch?v=aLqNILG734U>

Outside

Accessed via fob and code entry to the side of the building, the apartment is complete with basement storage below as well as a secure allocated parking space in the Barge Arm East complex.

Location

Set in the heart of the highly sought after and historic Gloucester Docklands, the area provides an eclectic mix of both contemporary and period architecture overlooking various water basins and housing a mix of independent restaurants and bistros. The Gloucester Quays designer outlet centre provides a mix of high street and designer labels, with an array of eateries and waterfront bars. A short mile walk into the City, you will find Gloucester Cathedral and a number of independent shops and boutiques. The recently renovated Gloucester bus station provides regular services to all surrounding suburbs whilst the train station is within a mile and offers direct lines to London making the area a firm favourite with working professionals.



Material Information

Tenure: Leasehold property of 200 years (less 20 days) from 01/01/1992 managed Ash & Co at a charge of approximately £3,749 per annum. 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 06/11/25

Tax Band C (£1,990.01 per annum) 2025/2026.

Electricity supply: Mains

Water supply: Mains

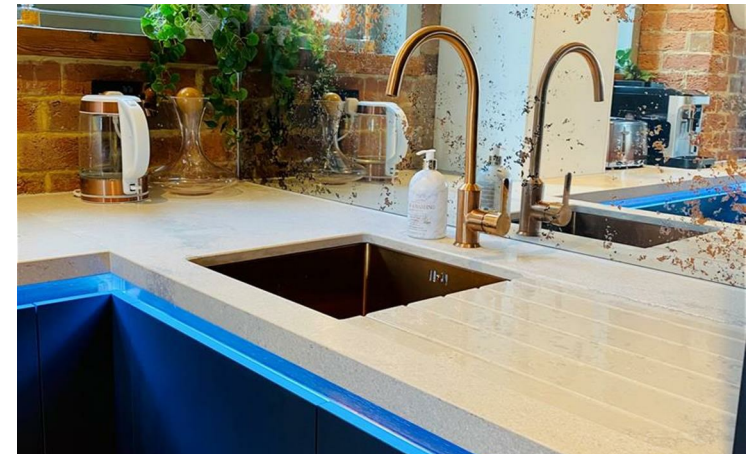
Sewerage: Mains

Heating: Electric

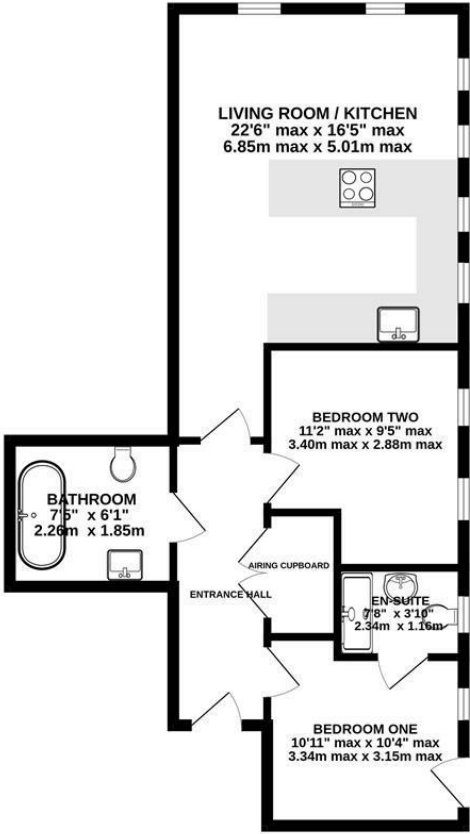
Broadband speed: Standard 17 Mbps , Superfast 80 Mbps, Ultrafast 1000 Mbps- Highest available download speed.

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

Local authority and rates: Gloucester City Council -



FOURTH 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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