



**Albert Warehouse, Gloucester Docks GL1 2EE**

**£159,950**

**NP**  
naylor powell

## Albert Warehouse, Gloucester Docks GL1 2EE

- Top floor one bedroom apartment
- Spacious open plan living accommodation
- Waterside views across the main water basin
- Situated in the heart of the historic Gloucester Docks
- Potential rental income of £750 pcm
- EPC rating E54
- Gloucester City Council - Tax Band C (£1,815.41 per annum)

**£159,950**

### Entrance Hallway

Hallway, with built-in storage cupboard and characterful features that continue throughout the apartment, provides access to the bedroom, bathroom and open plan living area.

### Living / Kitchen Area

Generous in size, the open plan room offers convenient space for lounge and dining areas on the raised area with windows offering of the Mariners Square below. A Juliet balcony continues to offer views over the main water basin. The kitchen area offers ample worktop and storage space along with integrated appliances to include fridge, freezer, electric hob, oven, washing machine and dishwasher.

### Bedroom

The deceptively spacious double bedroom offers space for a home office if required along with further views of the Mariners Square.

### Bathroom

White suite bathroom comprising of w.c, wash hand basin and bath with shower attachment over.

### Location

To the south of the main docks area is the

Gloucester Quays designer outlet centre, a short half mile away, 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 public bus station and train station is within approximately 1 miles and offers direct lines to London.

### Local Authority, Services & Tenure

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

Mains water, drainage and electric are connected to the property.

Tenure - Leasehold.

Leasehold property of 200 years (less 20 days) from 01/01/1992 managed Ash & Co at a charge of approximately £229.51 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. Charges are reviewed every year.

\*Information correct as of 31/5/23\*



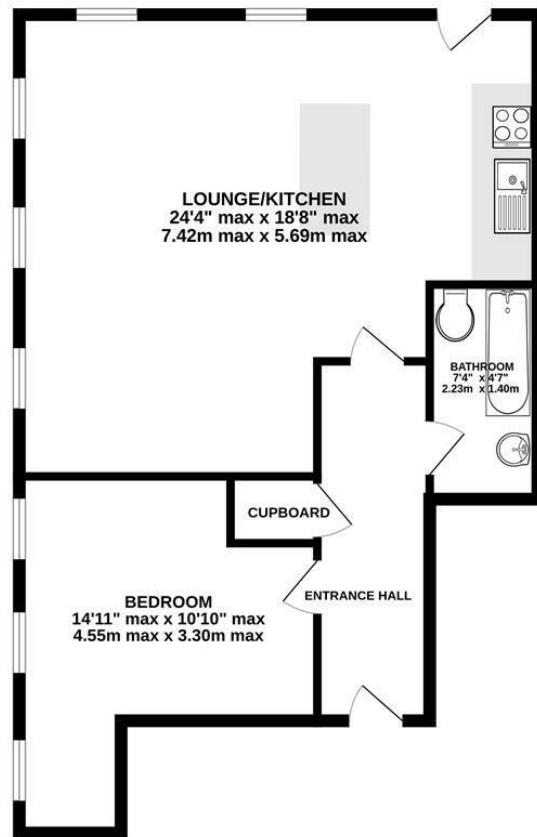
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GROUND FLOOR  
753 sq.ft. (70.0 sq.m.) approx.



TOTAL FLOOR AREA : 753 sq.ft. (70.0 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. These floorplans are for identification 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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