



**5 Suffolk House 82 Eastgate Street, Gloucester GL1 1QN**

**£80,000**





## 5 Suffolk House 82 Eastgate Street, Gloucester GL1 1QN

• One bedroom apartment • Open plan kitchen / living room • No onward chain • Permit parking available • Ideal investment opportunity • City centre location • Potential rental income £725 pcm • EPC rating E56 • Gloucester City Council - Tax Band A (£1,492.52 per annum) 2025/2026

**£80,000**

### Entrance Hall

Storage cupboard and electric heater.

### Bedroom

Large double bedroom with space for wardrobes, window to rear aspect, electric heater and feature fireplace.

### Bathroom

Large white suite comprising bath with overhead shower, w.c, wash hand basin and heated towel rail.

### Living Room

Window to rear aspect, electric radiator, feature fireplace. Open plan style to kitchen.

### Kitchen

Open plan kitchen attached to living room comprising wall length counter tops with base and wall units. Oven with overhead extractor, plumbing for washing machine and space for fridge/freezer.

### Material Information

Local authority and rates: Gloucester City

Council - Tax Band A (£1,492.52 per annum) 2025/2026

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Electric Heating

Broadband speed: i.e Basic 16 Mbps, Superfast 80 Mbps

Mobile phone coverage: i.e Vodafone, Three, O2

Managed by Mounthawke Management. The property is leasehold and has a length of 102 years remaining.

Ground rent is at a cost of £25.00 per annum, service charge at a cost of approximately £2000.00 per annum.

\*Information correct as of 23/10/2025\*

### Agent Note

\*\*\*Please note, the marketing photos were taken prior to the current tenant moving in to the property.\*\*\*



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

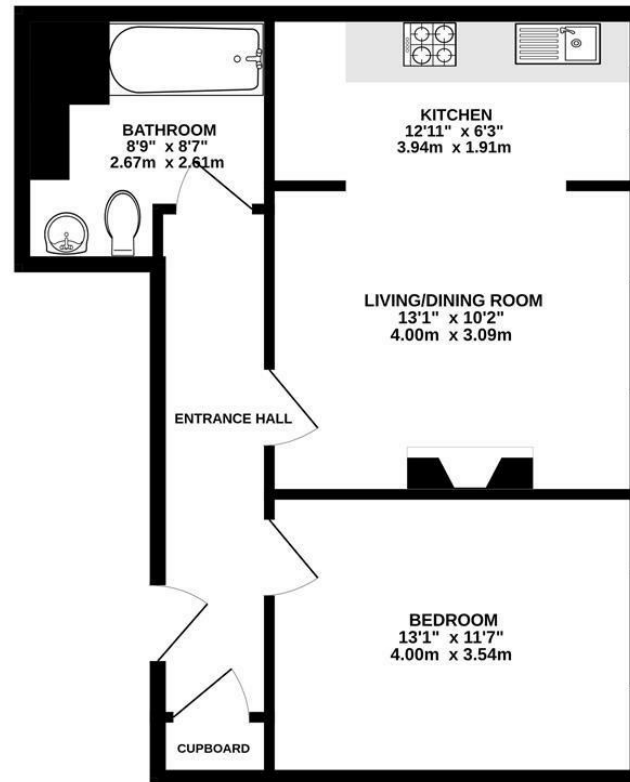
**01452 398010**

**docks@naylorpowell.com**

**www.naylorpowell.com**



## GROUND 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.  
Made with Metagix 12/2025

Disclaimer: These particulars do not form part of any contract and no responsibility is accepted for any errors or omissions in any statement made, whether verbally or written for or on behalf of Naylor Powell.

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.

