



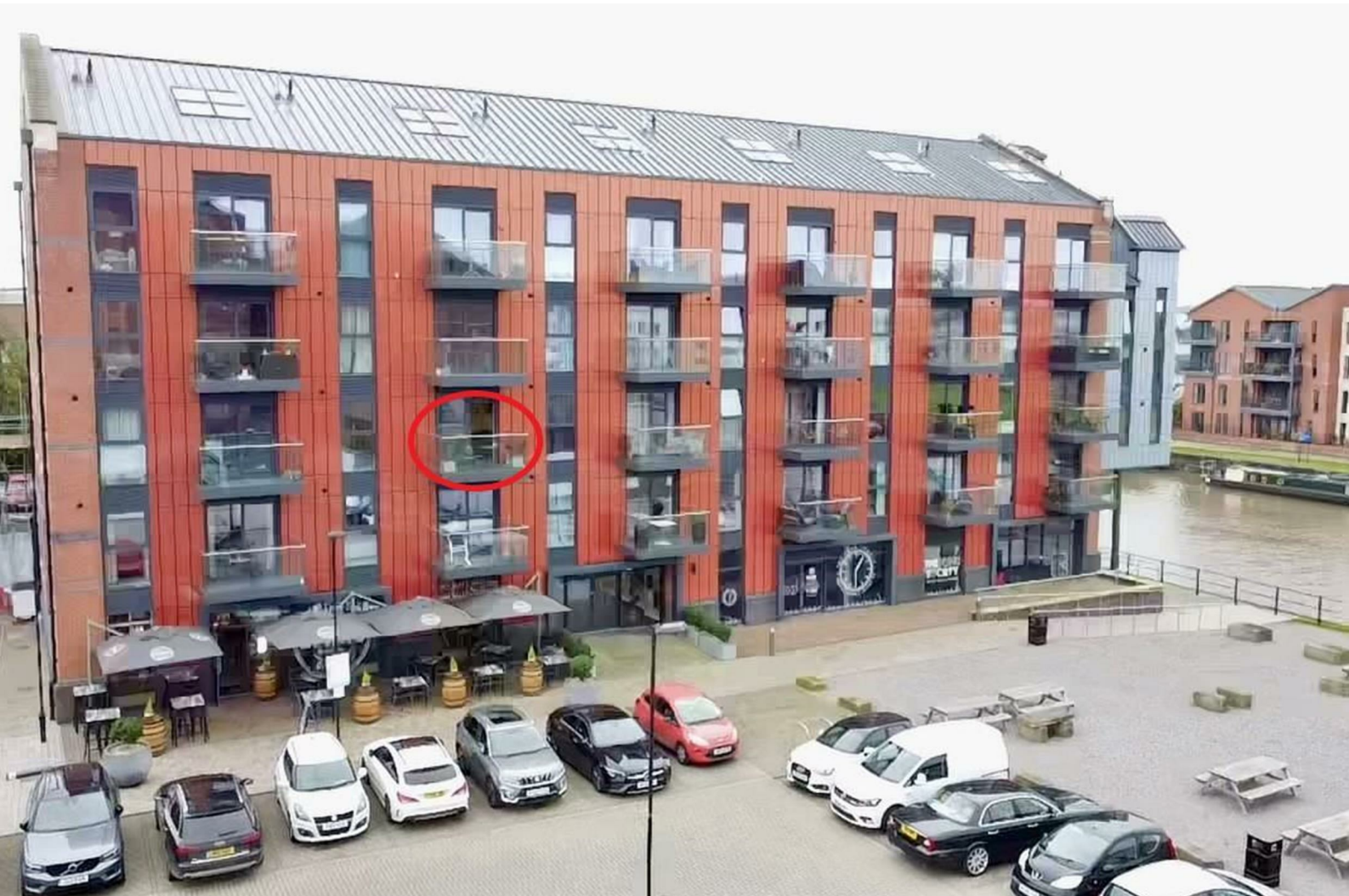
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221, Provender Bakers Quay

St. Ann Way, Gloucester, GL1 5BQ

£180,000



Welcome to Provender, situated on the canal side at the thriving Gloucester Quays .

Located second floor Provender development on the edge of the historic Gloucester Docks, as a one double bedroom apartment. This property benefits from an open plan kitchen and living accommodation with patio doors leading out onto the balcony. Also benefitting from parking.

This apartment is an ideal first time buyer or buy to let with a potential rental income of £900 pcm (approx.)***CHAIN FREE***



The Situation

Provender is superbly located for access to the shops, cafés, bars and restaurants throughout Gloucester Docks and Gloucester City Centre.

Entrance Hall

Lounge/Dining/Kitchen 21'0 x 11'6 (6.40m x 3.51m)

Bedroom 10'6 x 9'5 (3.20m x 2.87m)

Bathroom

OUTSIDE

Externally the property benefits from parking to the front of the building within the communal car parking area.

Access to the main secure reception by intercom.

Services

Mains drainage and electricity
Gloucester City Council tax band B

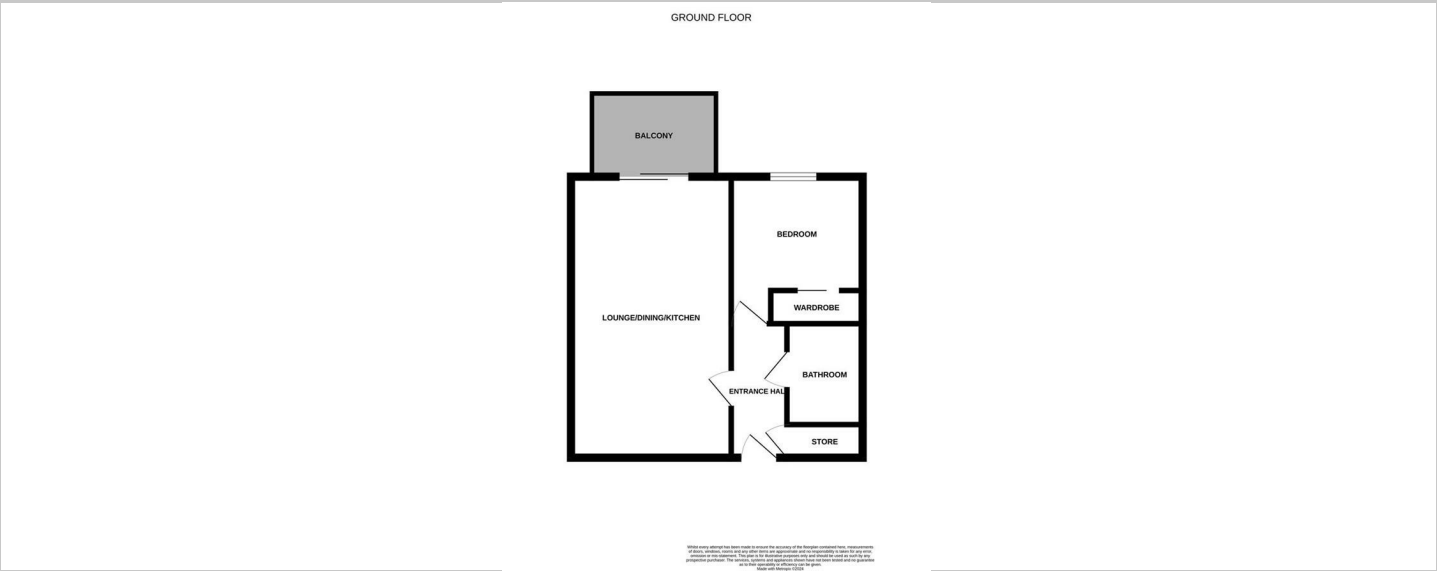
Tenure

Leasehold with 200 years from January 2018.
Managed by Bruton Knowles Management Company with a ground rent of £167.00 per annum alongside a service charge of £2,172.00 per annum covering Insurance and maintenance of communal areas.
(Approximate correct as of November 2024)

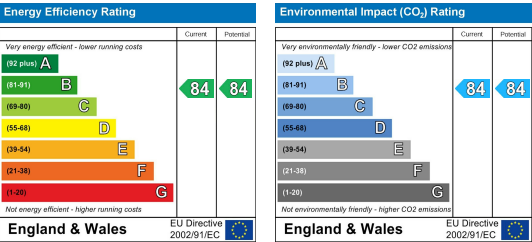
Area Map



Floor Plans



Energy Efficiency Graph



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