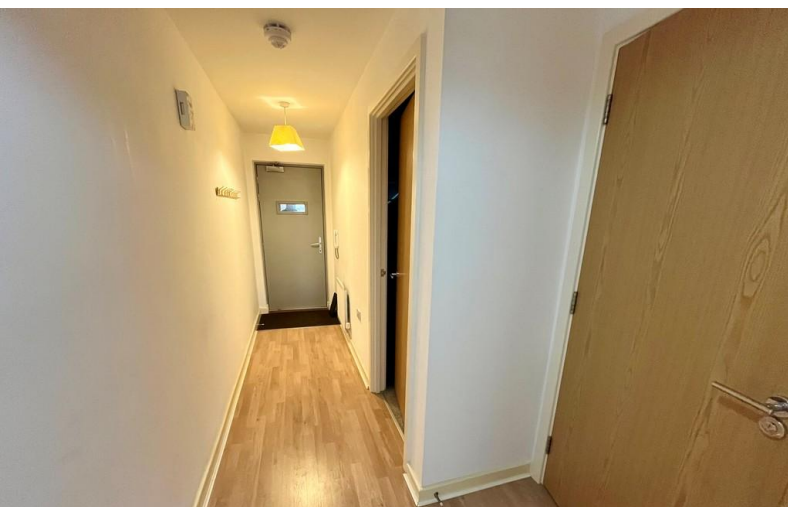


FOR SALE



Merchants Quay, Gloucester Docks

1 Bedroom, 1 Bathroom, Apartment

Asking Price Of £149,950





- Modern Apartment
- First Floor
- One Double Bedroom
- Integrated Appliances
- Open Plan Living
- Leasehold (168 Years)
- Council Tax Band - B

DESCRIPTION

A great modern flat in the heart of the Gloucester Docks is this stylish one bedroom apartment within the popular Merchants Quay, is offered to the market with no onward chain with a generous hallway, open plan lounge and kitchen area with patio doors to a Juliet balcony, integrated kitchen appliances, double bedroom and modern bathroom, gas central heating and double glazing, gated main access and bike storage area. With a potential rental income of £825 pcm, this apartment has much to offer investors and residential buyers alike. EPC C, CTax B approx. 168 yrs left on the lease

HALLWAY

good sized hallway, with intercom system, provides access to the bedroom, bathroom, living area and to a built-in storage cupboard.

LIVING AREA

open plan living area with lounge and dining area, Juliet balcony, kitchen area benefits from ample worktop and storage space with integrated appliances to include fridge, freezer, space for washing machine, four ring gas hob and electric oven.

BEDROOM

spacious double bedroom with window

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	74	74
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



BATHROOM

white suite comprising WC, wash hand basin, bath with shower over.

OUTSIDE The gated secure entrance opens to the communal area of the Merchants Quay development with cycle racks provided alongside lift and stair access to the floor.

SERVICES Tenure: Leasehold with approx. 168 years remaining on the lease. Managed by Ash & Co annual service charge of £2,166, covering building maintenance, management and insurance alongside the Docks Service Charge (DSC) to include the security, cctv, cleaning and maintenance for the private Docks estate, operated by GDECL. No ground rent is payable. *Information correct as of 20/2/24*

Local authority Gloucester City Council - Tax band B (£1,515.45 per annum).

Heating: Gas central heating.

Water supply: Mains

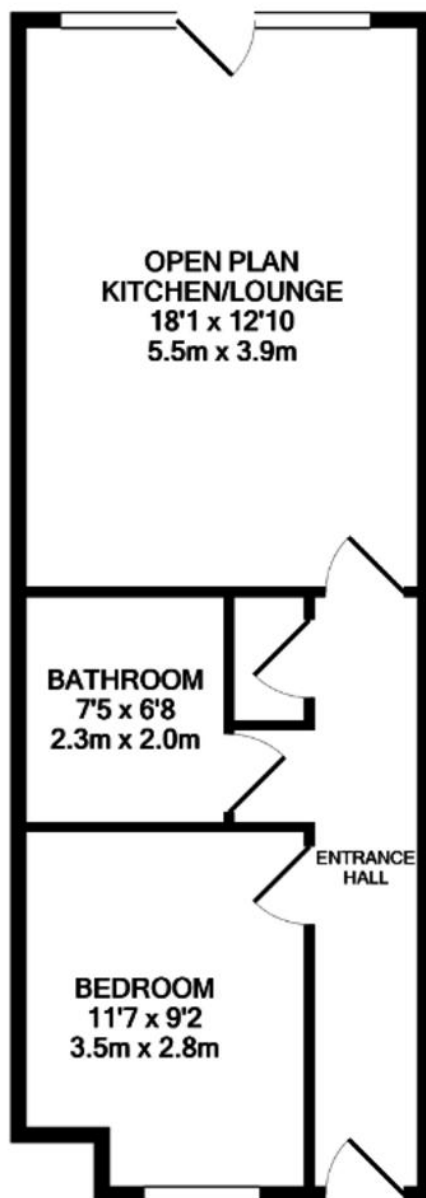
Sewerage: Mains

Broadband: Basic 18 Mbps, Superfast 80 Mbps

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

*Correct at the time of marketing





TOTAL APPROX. FLOOR AREA 469 SQ.FT. (43.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / Laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.