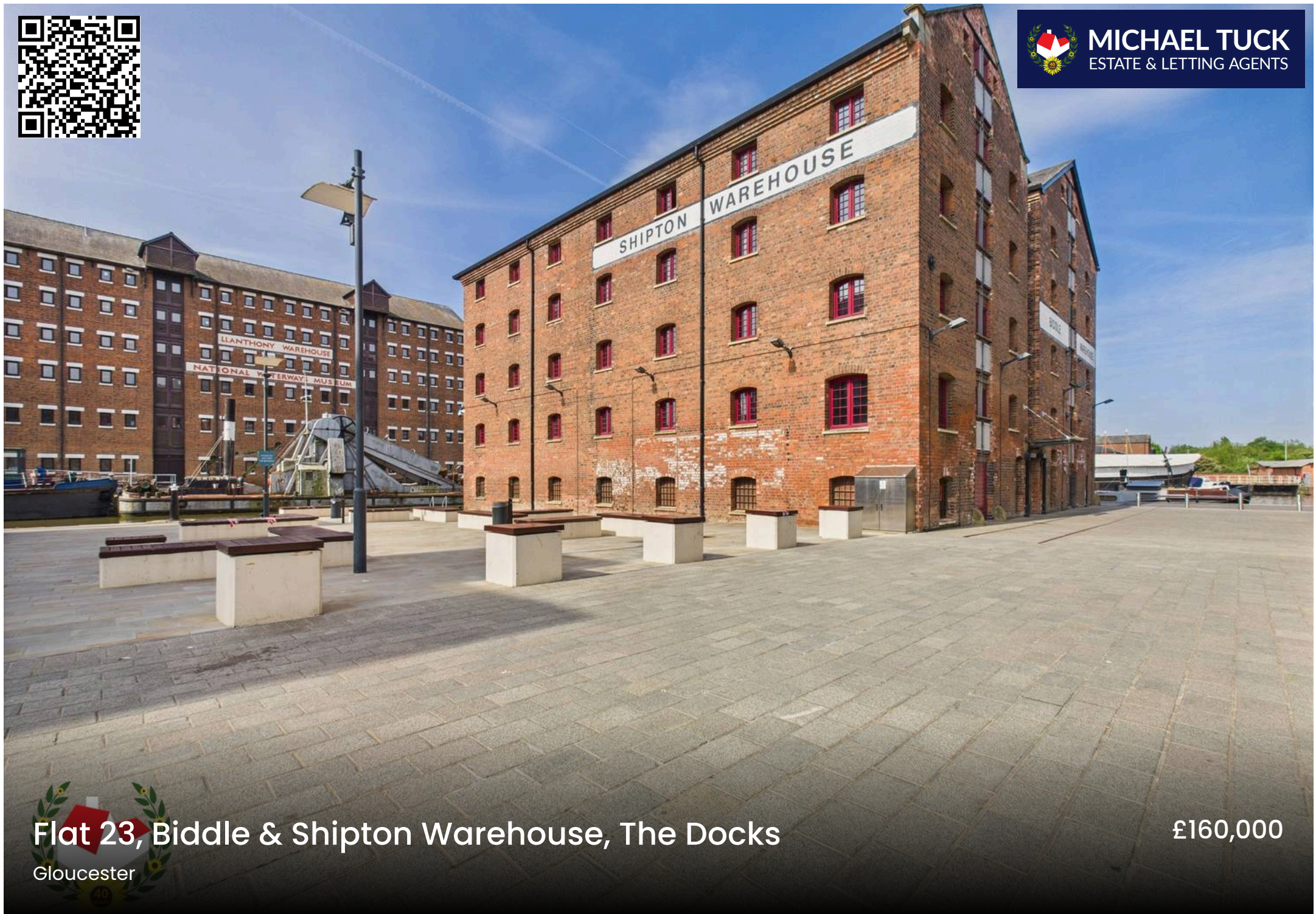




MICHAEL TUCK
ESTATE & LETTING AGENTS



Flat 23, Biddle & Shipton Warehouse, The Docks

Gloucester

£160,000

Flat 23

Biddle & Shipton Warehouse, Gloucester

We are delighted to bring to the market a FOURTH Floor Apartment located in the Biddle & Shipton Warehouse at Gloucester's Historic Docks with Views across Mariners Square and the inlet Canal.

Accommodation comprises of Entrance Hall, Utility Cupboard, Bathroom, DOUBLE Bedroom and a Generous OPEN PLAN Living Area & Kitchen.

Further benefits include a Lift Access, upgraded heating system and an ALLOCATED Undercover Parking Space in the Barge Arm.

In our opinion internally the property is well maintained and well presented with character features including exposed beams and brickwork.

Property for sale through Michael Tuck Estate Agents. Approximate potential rental value of £850pcm , please contact Michael Tuck Lettings in Gloucester for more details.

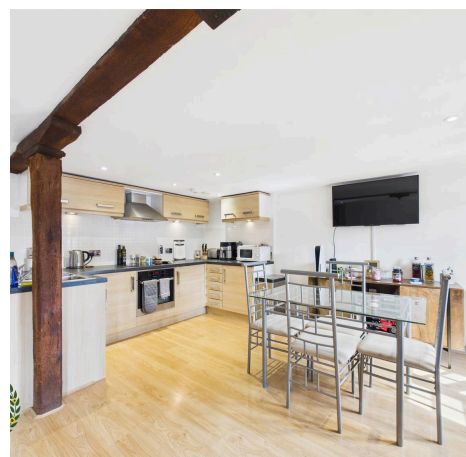
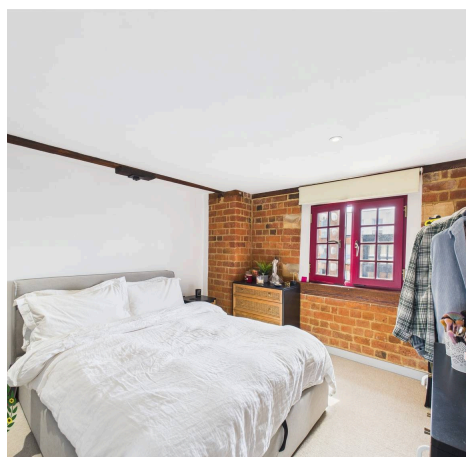
Call 01452 543200 to view.

Council Tax band: TBD

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: C

- Fourth Floor Apartment
- Double Bedroom
- Open Plan Kitchen/Living Space
- Bathroom
- Allocated Undercover Parking Space
- Upgraded Electric Heaters
- Lift Access
- Energy Rating B82
- Exposed Character Beams and Brickwork



Entrance Hall

Dimensions: 11' 3" x 5' 8" (3.43m x 1.73m).

Open Plan Kitchen/Living Area

Dimensions: 15' 11" x 19' 7" (4.85m x 5.96m).

Utility room

Dimensions: 5' 11" x 5' 3" (1.80m x 1.60m).

Double Bedroom

Dimensions: 10' 7" x 10' 8" (3.22m x 3.25m).

Bathroom

Dimensions: 7' 5" x 5' 8" (2.26m x 1.73m).

Allocated Parking

Secure under cover allocated space in the Barge Arm East

Tenure - Lease

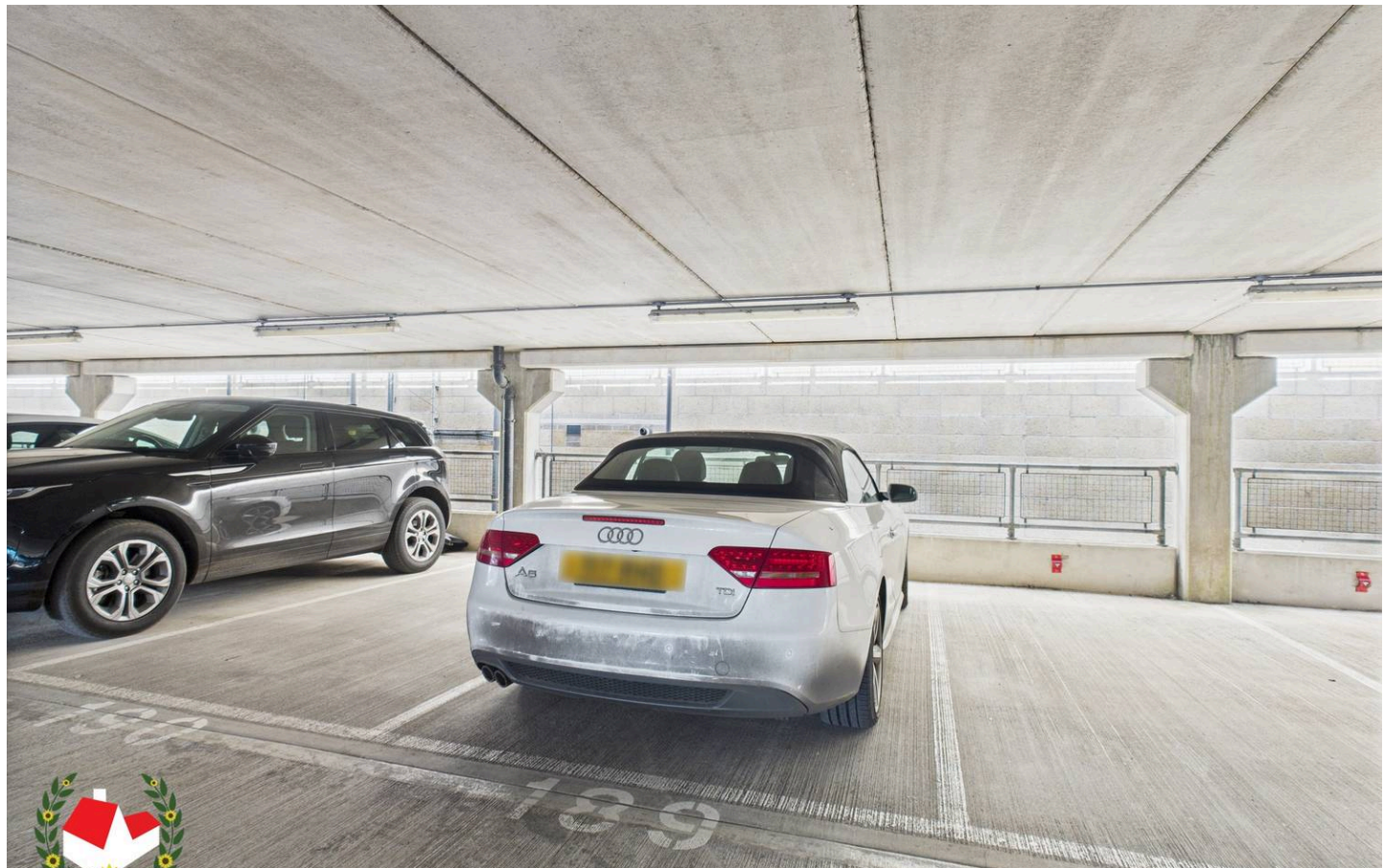
Expiry Date of Lease: 11/12/2191 - 200 years (less 20 days)
from 01/01/1992 Management Company: Ash & Co Service
Charge: £2889.16 per annum includes Shared building
maintenance, management and insurances, just over 40%
covers Docks service charge including CCTV, security,
cleaning & maintenance

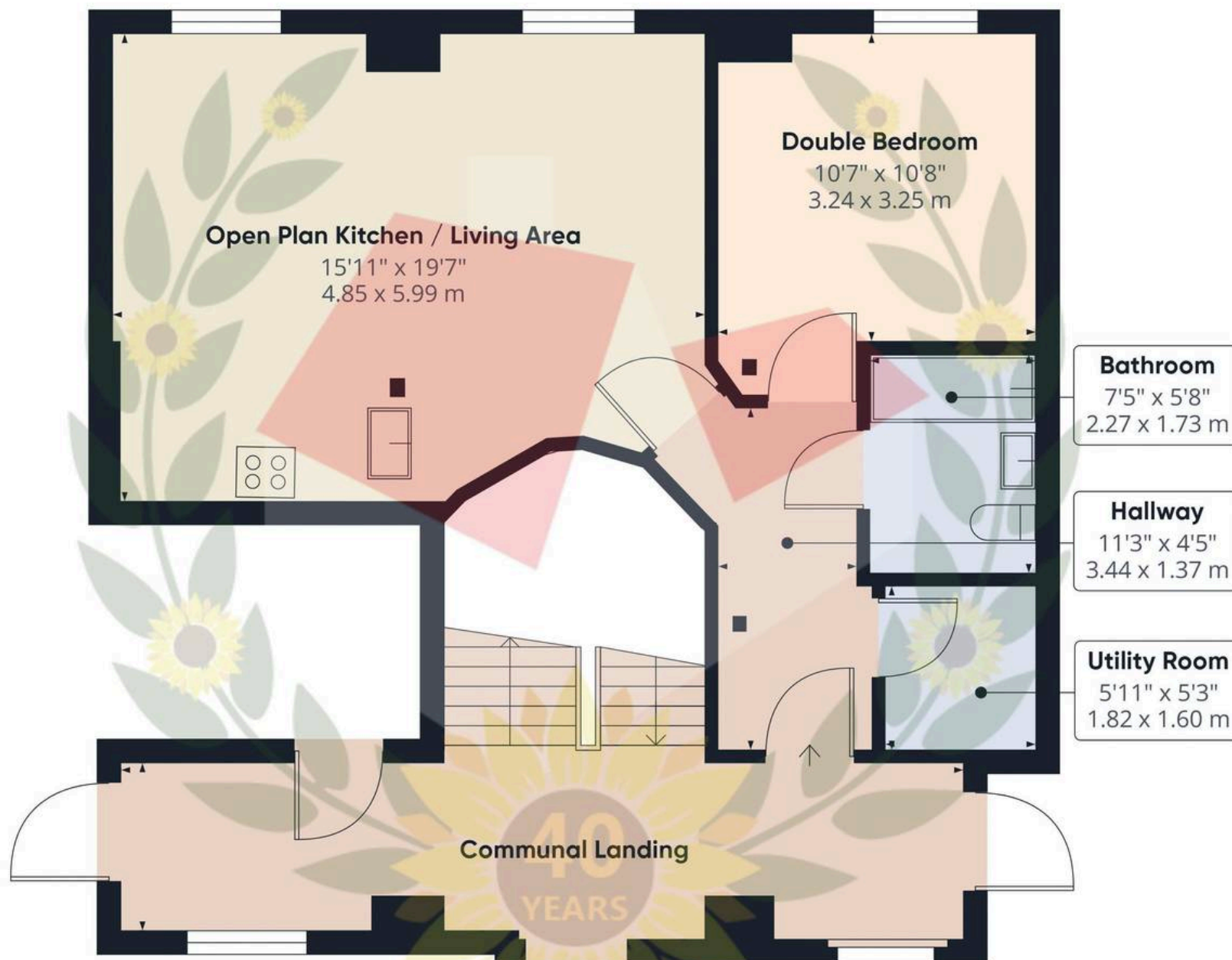
Additional Information

Gas - N/A

Electric - Mains

Water & Sewerage - Mains





Approximate total area⁽¹⁾

722 ft²

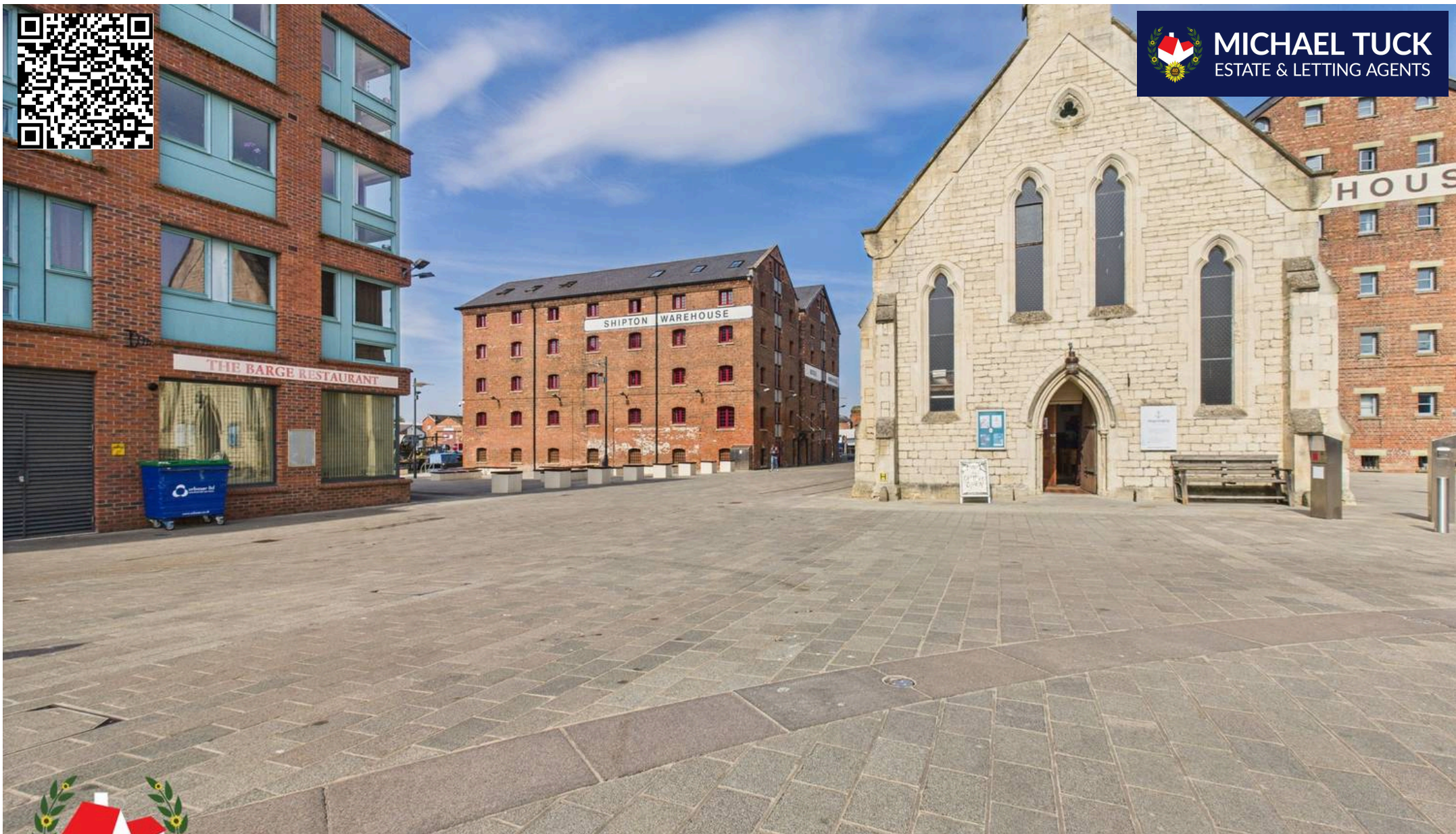
67.1 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Michael Tuck Quedgeley

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