



Lock Warehouse, The Docks GL1 2GA

£189,950

np
naylor powell

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- No onward chain
- Two double bedroom characterful apartment with en-suite to master
- Open plan kitchen and living area
- Allocated off-road parking
- Potential rental income of £795 pcm
- EPC rating D64

£189,950

Accommodation

Accessed via the secure key and coded entrance with visitor intercom leads into the communal entrance providing access to the second floor apartment via the stairs or lift. Immaculately presented, the apartment offers spacious entrance hall which would lend itself to be utilised as a study space before leading to both double bedrooms with an en-suite shower room to the master. The modern fitted family bathroom with hand basin, toilet and bath with shower over also provides access to the airing cupboard. The open plan lounge and kitchen area benefits from characterful brickwork along with views of the main water basin before stretching down the Gloucester Sharpness canal. The kitchen offers plumbing for a washing machine and integrated appliances including fridge, freezer and dishwasher. The apartment is completed with an allocated parking space and ground floor storage.

Location

Located within the historic Gloucester Docks, Lock Warehouse is a short distance from the newly developed Gloucester Quays Outlet offering various amenities, restaurants and stores throughout alongside a twelve screen cinema. With various events held throughout the year to include the Food Festival, Tall Ships Festival and the Victorian Christmas Market the area has become increasingly popular over recent years.

Local Authority & Services

Gloucester City Council - Tax Band C.
Mains water, drainage and electric.

Tenure

Leasehold of 199 years from 2013 £2,350 per annum to cover the ground rent, service charge and parking. Y&Y Management Ltd. Avon House, 2 Timberwharf Road, London, N16 6DB.

Car parking space is under a 25 years lease as of 2013 with a view to be extended.

Information correct as of 6/11/20



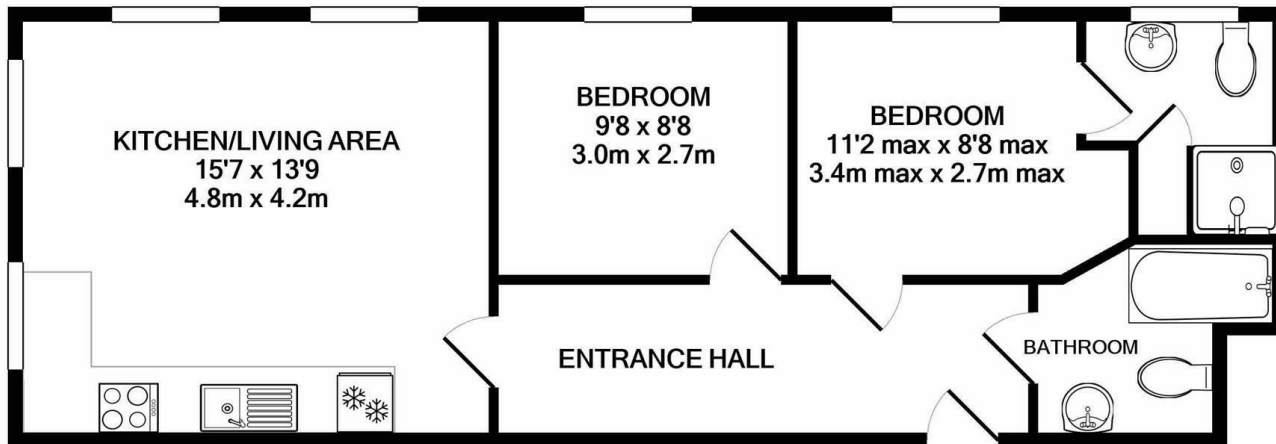
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TOTAL APPROX. FLOOR AREA 570 SQ.FT. (52.9 SQ.M.)

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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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.

