

FOR SALE



Vinings Warehouse, The Docks, Gloucester

1 Bedroom, 1 Bathroom, Third Floor Flat, Lift

Asking Price Of £145,000



- One Bedroom Flat
- Docks Location
- Open Plan Living
- Modern Kitchen
- Electric Heating
- Modern Bathroom
- Communal Lift

DESCRIPTION MUST BE VIEWED - We are pleased to offer this characterful 1 bedroom flat in the heart of Gloucester Docks, open plan living area with exposed brick walls and beams combined with a modern kitchen with built in appliances, double bedroom, modern bathroom suite, warmed by electric heating, Close to Local Amenities including a wide range of restaurants and pubs | Council Tax Band - B, EPC:- C69 vacant with no chain - third floor flat with stairs and lift

COMMUNAL AREAS A secure entry system gives access to a communal area with a lift and stairs to all floors

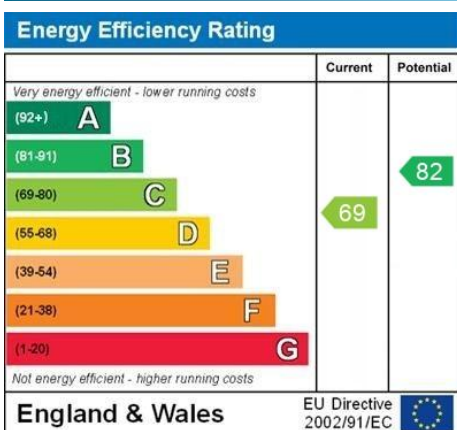
HALLWAY the apartment offers a generous entrance hall with a large utility cupboard

OPEN PLAN LIVING open plan living area and kitchen offering a mix of original character and charm with exposed brick and beams combined with a modern kitchen with built in appliances

BEDROOM a generous double bedroom

BATHROOM modern bathroom suite with WC, wash basin and bath with shower over

BIKE STORE There is use of a storage area in the next building under Double Reynolds

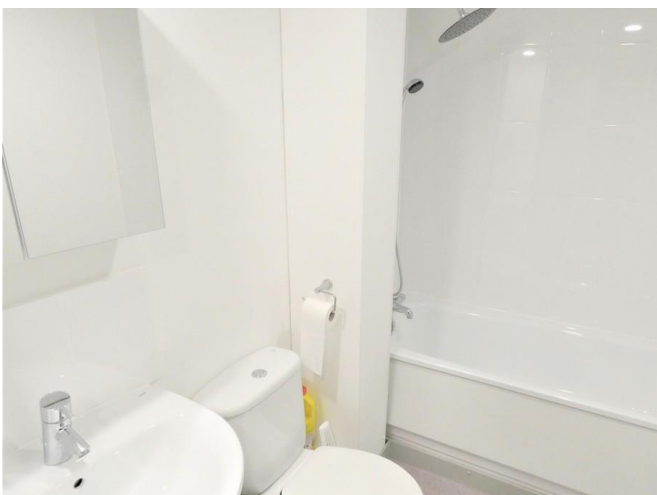




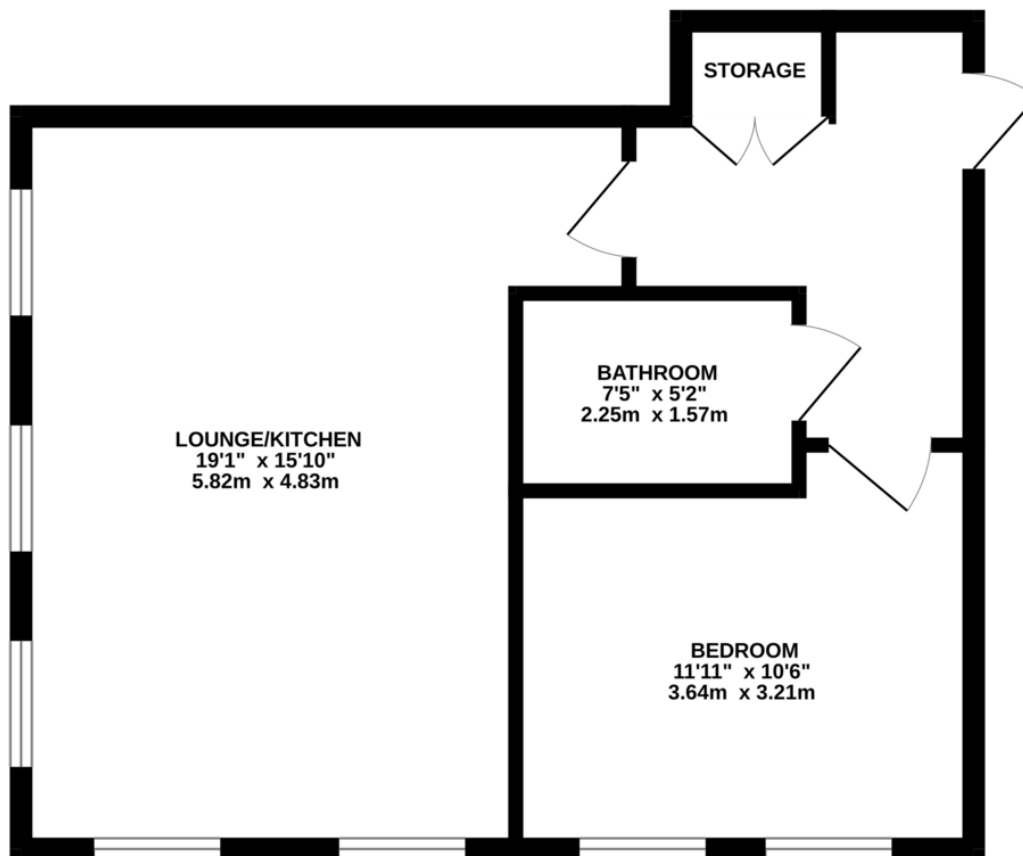
TENTURE AND CHARGES Tenure: Leasehold -
 approx 166 yrs left
 Local Authority: Gloucester City Council - Tax Band B
 (£1,741.26 pa) 2025/2026
 Heating: Electric
 Broadband speed: Standard 17Mbps, Superfast
 80Mbps

Service & Maintained by Ash & Co : Managed by Ash &
 Co at approx £2,220 per annum. (Part covers normal
 shared building maintenance, management and
 insurances; just over 40% covers Docks Service
 Charge including security, CCTV, cleaning and
 maintenance for the private Docks estate.

*This is correct at the time of marketing and we advise
 the above cost and charges are confirm by a legal
 reprehensive at the time of purchase.



GROUND FLOOR
493 sq.ft. (45.8 sq.m.) approx.



TOTAL FLOOR AREA : 493 sq.ft. (45.8 sq.m.) approx.

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.
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