Murdock & Wasley
ESTATE AGENTS



Double Reynolds Warehouse The Docks

, Gloucester, GL1 2EN

£180,000

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Murdock & Wasley are delighted to offer this impressive executive two-bedroom, fifth-floor apartment within the iconic Double Reynolds Warehouse, situated in the heart of the ever-popular Gloucester Docks.

The apartment is accessed via both lift and stairs and offers a superb combination of character, heritage and contemporary living. The master bedroom benefits from a recently refurbished en-suite shower room, providing a modern and stylish addition.

The property enjoys an enviable waterside location, close to the Docks' excellent selection of restaurants, bars, cafés and leisure facilities, with Gloucester city centre also within easy reach.

An excellent opportunity to acquire a spacious two-bedroom apartment within one of Gloucester's most distinctive and sought-after residential developments.







Communal Entrance
Approached via secure front door, intercom system, stairs to all floors, lift to all floors.

Entrance Hall
Accessed via wooden door, intercom system, power points, wall mounted radiator, door to utility cupboard providing plumbing for a washing machine. Doors lead off:

Lounge Area
Television point, data point, power points, inset ceiling spotlights, rear aspect double glazed window, rear aspect double glazed door leading to juliet balcony. Opening leads off:

Kitchen Diner
Range of base, drawer and wall mounted units, laminate worksurfaces, one and a half bowl sink unit with mixer tap over. Appliance points, power points, integral cooker and electric hob with extractor hood over, integral fridge/freezer and dishwasher. Breakfast bar, wall mounted heater, inset ceiling spotlights, tiled flooring.

Bedroom One
Power points, wall mounted heater, inset ceiling spotlights, rear aspect double glazed window. Door leads off:

Ensuite
Suite comprising low level wc, wall mounted wash hand basin with mixer tap over and storage below, step in cubicle with shower over, wall mounted heated towel rail, shaver point, extractor fan, inset ceiling spotlights.

Bedroom Two
Power points, wall mounted heater, inset ceiling spotlights, rear aspect double glazed windows.

Bathroom
Suite comprising low level wc, pedestal wash hand basin with mixer tap over, panelled bath with taps and shower over, wall mounted heated towel rail, partly tiled walls, tiled flooring, inset ceiling spotlights.

Storage & Bin Store
In the under croft the building a storage cage is allocated for the property. A bin and bike store also resides on the same level.

Parking
Secure allocated parking for one vehicle.

Tenure & Charges
Leasehold
Management Company: Ash & Co
Lease Length: 200 years less 10 days from 1 January 1992
Service Charge: Circa £3,939 pa.
Ground Rent: £0
Part covers normal shared building maintenance, management and insurances; just over 40% covers Docks Service Charge (DSC) including security, CCTV, cleaning and maintenance for the private Docks estate, operated by GDECL

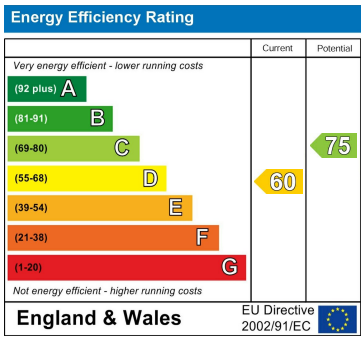
Services
Mains water, electricity and drainage.

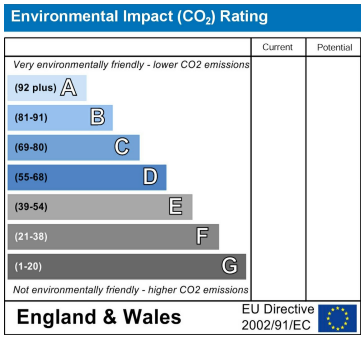
Local Authority
Gloucester City Council
Tax Band: C

History
Double Reynolds Warehouse was originally constructed in 1840 as Sturges Warehouse and was used throughout the 19th century as a grain and flour store by J. Reynolds & Co. The building was sympathetically converted into residential apartments in 2004–2005, retaining its historic character whilst providing modern accommodation.

Awaiting Vendor Approval
Details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.







These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

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