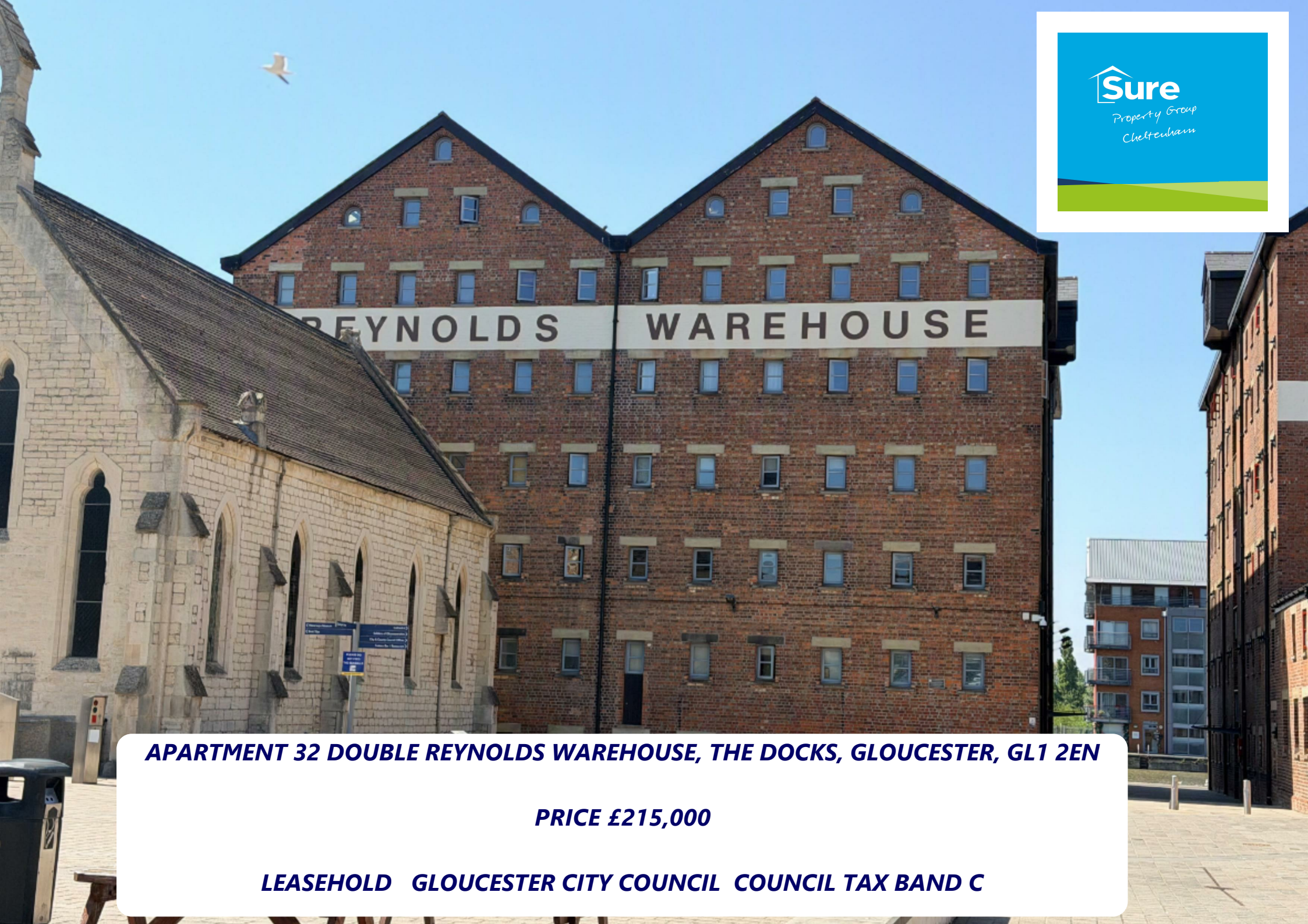
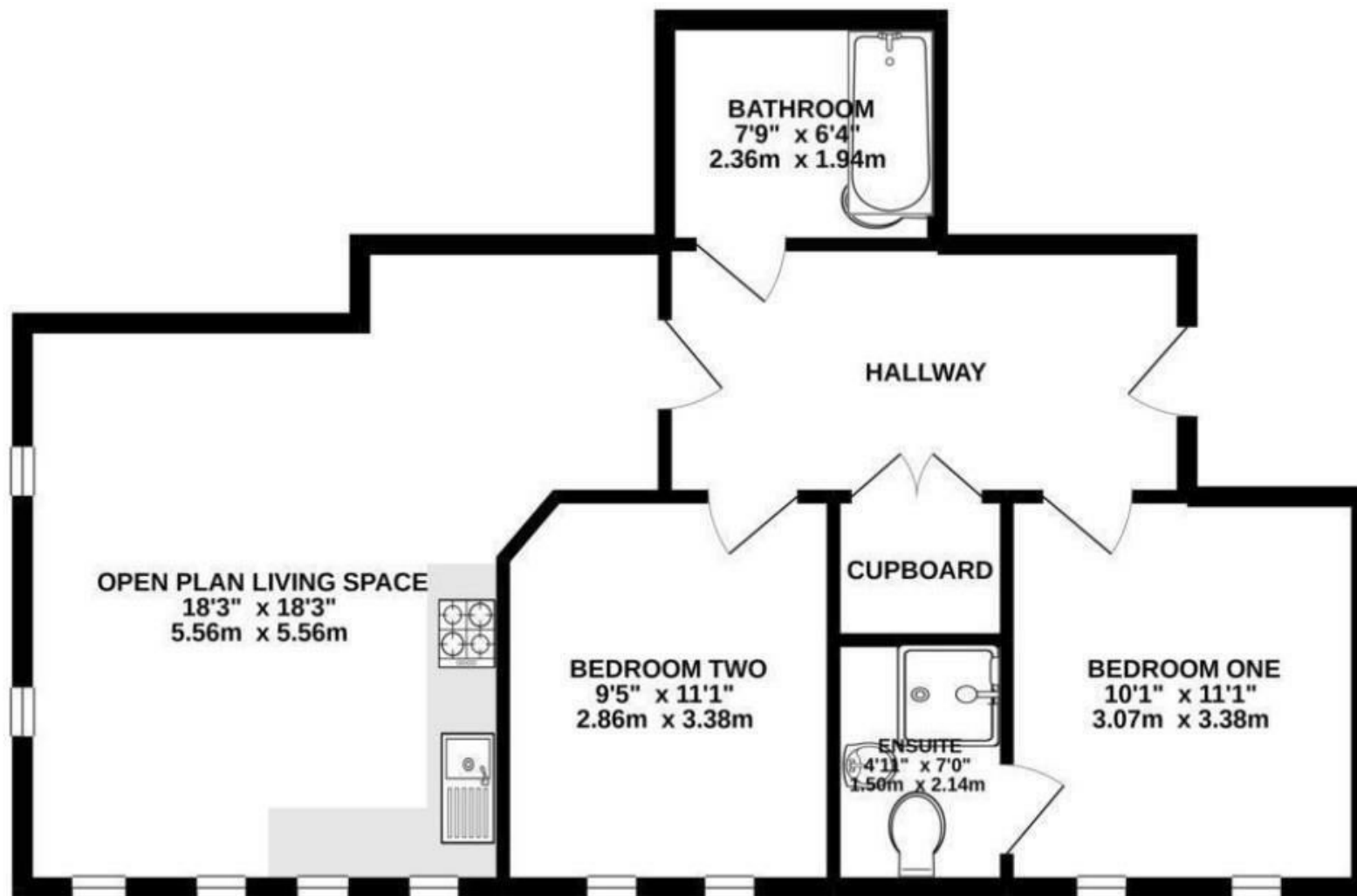


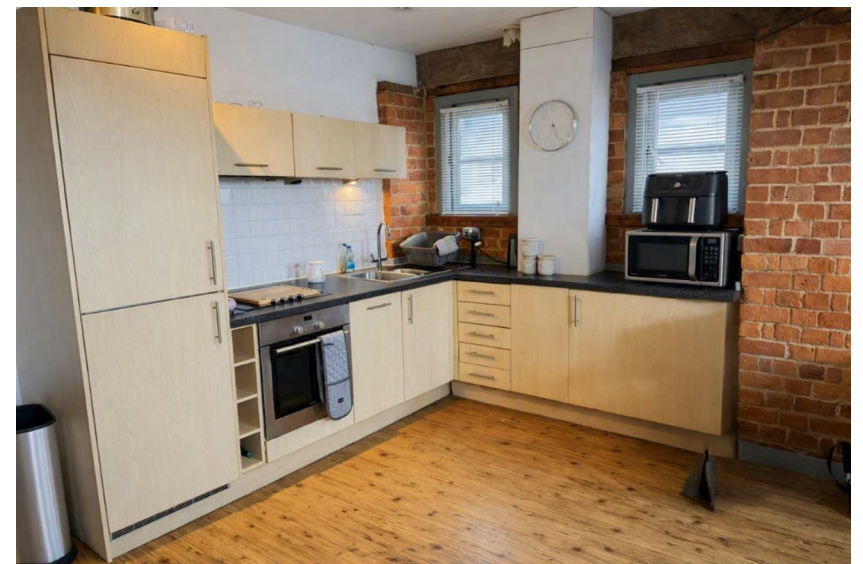
The background image is a photograph of the Reynolds Warehouse, a large, multi-story brick building with a prominent gabled roof. The words 'REYNOLDS WAREHOUSE' are painted in large, white, capital letters across the middle of the building. To the left of the warehouse is a smaller, older stone building with arched windows. The sky is clear and blue, and a bird is visible in the upper left. In the bottom right, a modern brick building is partially visible.

**APARTMENT 32 DOUBLE REYNOLDS WAREHOUSE, THE DOCKS, GLOUCESTER, GL1 2EN**

**PRICE £215,000**

**LEASEHOLD GLOUCESTER CITY COUNCIL COUNCIL TAX BAND C**





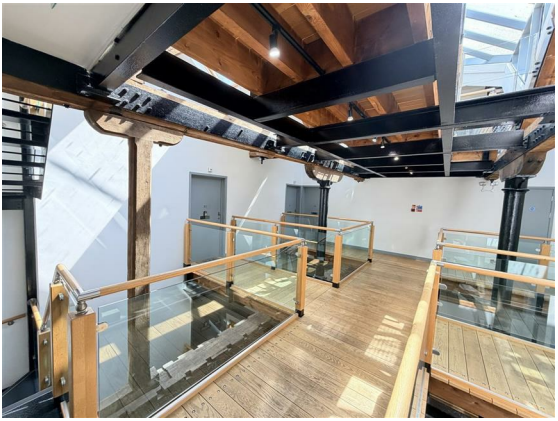
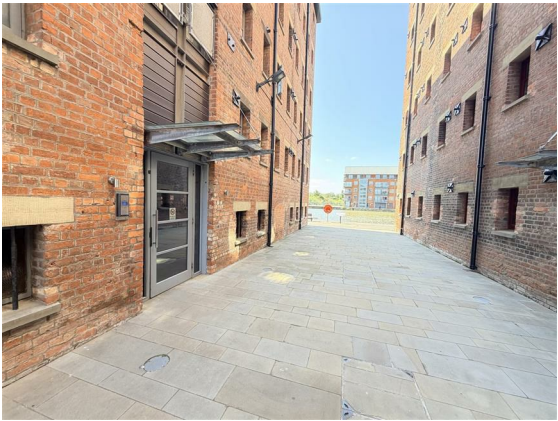
Executive two-bedroom fifth floor apartment (with lift and stair access) set within the cosmopolitan and ever popular historic Gloucester Docks. Located in the iconic Double Reynolds Warehouse, originally built in 1840 as Sturges Warehouse and used throughout the 19th century as a grain and flour store for J. Reynolds & Co., the building was sympathetically converted into modern residential apartments in 2004–2005.

This delightful apartment offers an inviting entrance hall, an open plan living/dining room with a fitted kitchen area featuring integrated appliances, a master bedroom with a contemporary en suite bathroom, a second double bedroom, and a main bathroom with shower over bath.

Further benefits include double glazing, allocated parking, and cycle rack/storage facilities. Offered for sale with no onward chain.









### Tenure

Leasehold

### Lease Start Date BETA

30/10/2003

### Lease Term BETA

200 years less 10 days 1  
January 1992

### Lease End Date BETA

01/01/2192

### Lease Term Remaining BETA

165 years

### Local Authority

Gloucestershire

### Council Tax

Band: C  
Annual Price: £2,094

### Conservation Area ?

The Docks

### Flood Risk

Low

### Floor Area

721 ft<sup>2</sup> / 67 m<sup>2</sup>

### Plot Size

0.35 Acres (2 Plots)

### Mobile Coverage

EE ●  
Vodafone ●  
Three ●  
O2 ●

### Broadband

Basic 17 Mbps  
Superfast 80 Mbps  
Ultrafast 1000 Mbps

### Satellite / Fibre TV Availability

Allocated Parking - In Barge Arm East Parking - <https://glosdocks.co.uk/barge-arm-parking-policy>

Tenure Leasehold 200 years less 10 days from 1 January 1992 - 165 years remaining.

Management Company: Ash & Co

Monthly Maintenance Charge:- Approximately £316 per month this includes:-

Block building insurance, maintenance and management company charges.

A portion of this fee is payable to Gloucester Docks Estate Company Ltd (GDECL) which manages shared upkeep, security, cleaning, CCTV, and overall estate rules.

Steeped in maritime history and beautifully regenerated, Gloucester Docks offers a unique blend of character, culture, and convenience. Once a bustling Victorian port, the area has been transformed into a vibrant waterside destination—home to stylish apartments, independent cafés, restaurants and pubs, the multiplex Cinema and award-winning Gloucester Quays outlet centre, with its mix of designer brands, restaurants, and entertainment. The Docks also host regular events and festivals, adding to the lively atmosphere year-round.

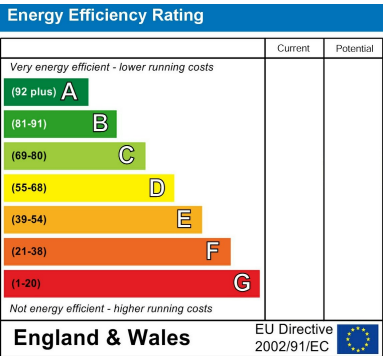
With its blend of historic architecture and modern living, Gloucester Docks is more than just a location—it’s a lifestyle. Whether you're drawn to the waterside views, the cultural buzz, or the sense of community, this is a place that continues to inspire.

All information subject to legal confirmation

Important Notice: SureLet have not tested any apparatus/installations/ services and cannot vouch for their condition. We therefore strongly recommend that their condition is verified by prospective purchaser(s) through surveyors or solicitors.

Money laundering regulations: Please be aware that we are required by law to comply with the Anti Money Laundering (AML) regulations set out by HMRC for all property transactions. Therefore it is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. A fee will be charged for each individual AML check conducted.

SureLet may offer to assist in arranging insurance or other products/services and/or mortgages and may be entitled to receive commission in respect of any services provided. It is your decision whether you choose to deal with a company or service we recommend to you. In making that decision, you should know that we may receive referral fees worth between £200 and £1500 per annum



Sure Property Group  
23 Bath Street, Cheltenham  
GL50 1YA  
01242 241200  
[info@surecheltenham.co.uk](mailto:info@surecheltenham.co.uk)