

21 SOUTH POINT 17 SEVERN ROAD, THE DOCKS, GLOUCESTER, GL1 2LE

PRICE £285,000

LEASEHOLD GLOUCESTER CITY COUNCIL COUNCIL TAX BAND D

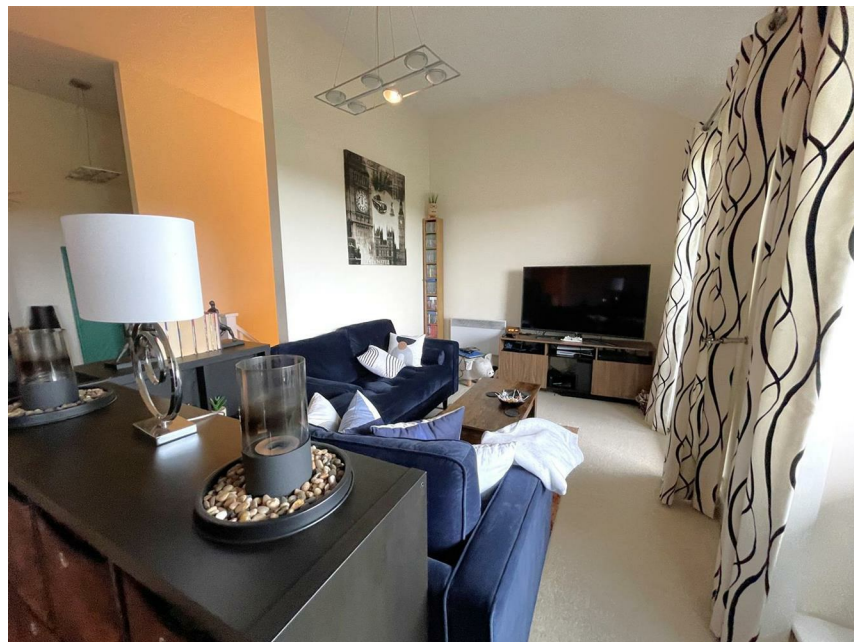
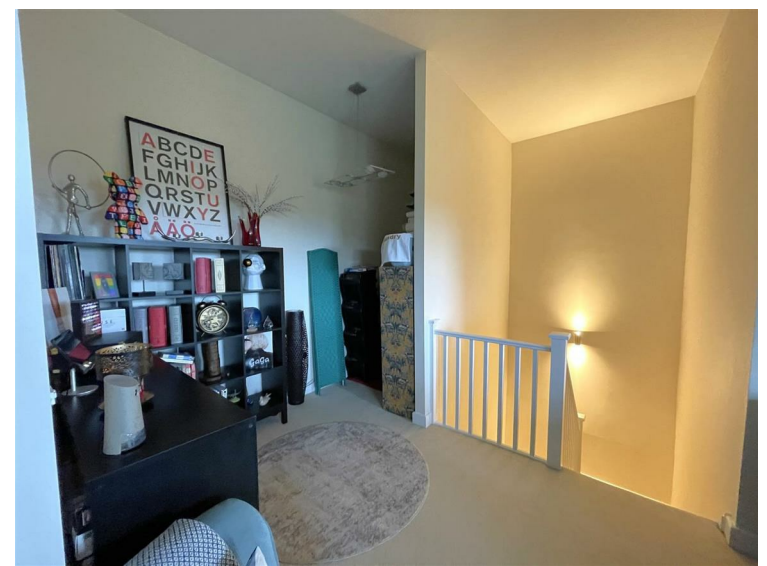


Floorplan for guidance only – not to scale

Luxury Two-Bedroom Penthouse Duplex in Gloucester Docks

A spacious two double bedroom and two bathroom penthouse apartment located in the highly sought-after Gloucester Docks. Among the largest units in the development, this split-level home offers generous open-plan living designed for both comfort and entertaining and delight views — enjoyed both inside and from the large private balcony - which is West facing. A rare opportunity to secure one of the Dock's standout residences, this is a property that truly needs to be seen to be fully appreciated.

Leasehold - 178 years remaining Maintenance Charge £137 per month Ground Rent £250 per annum (to be confirmed)



Large entrance hall with linen cupboard and doors off to the bathroom, main bedroom which has an en suite and built-in wardrobe and the large second bedroom, also a double. Stairs rise to the next floor where you enter the study area and beyond which is the large living and dining area with patio doors to the large balcony and open access to the fitted kitchen with integrated appliances. There is a secure allocated parking space in the undercroft parking.

The property is currently tenanted but is offered for sale with vacant possession.

Gloucester Docks: Heritage Meets Waterside Living

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, and a thriving community.

Residents enjoy scenic walks along the canal, weekend markets, and easy access to the 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: To comply with money laundering regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale, should your offer be acceptable to the Seller(s).

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	74	82
England & Wales		
EU Directive 2002/91/EC		

Sure Property Group
23 Bath Street, Cheltenham
GL50 1YA
01242 241200
info@surecheltenham.co.uk