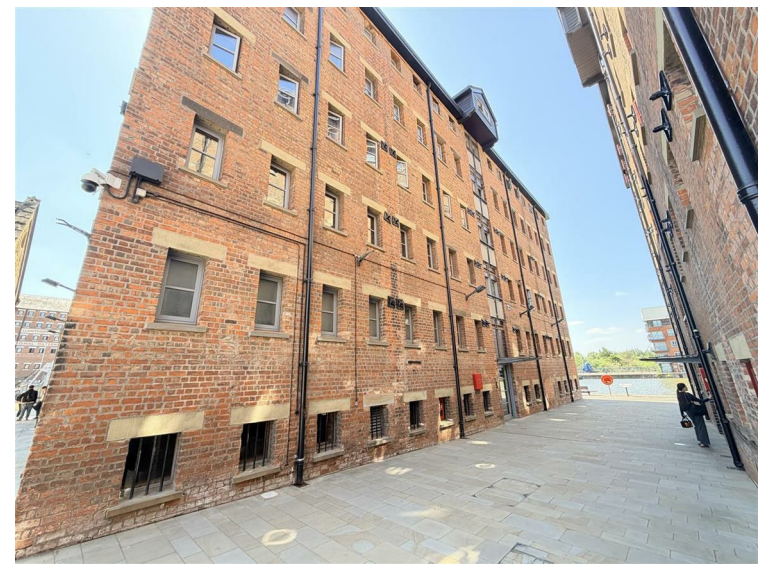
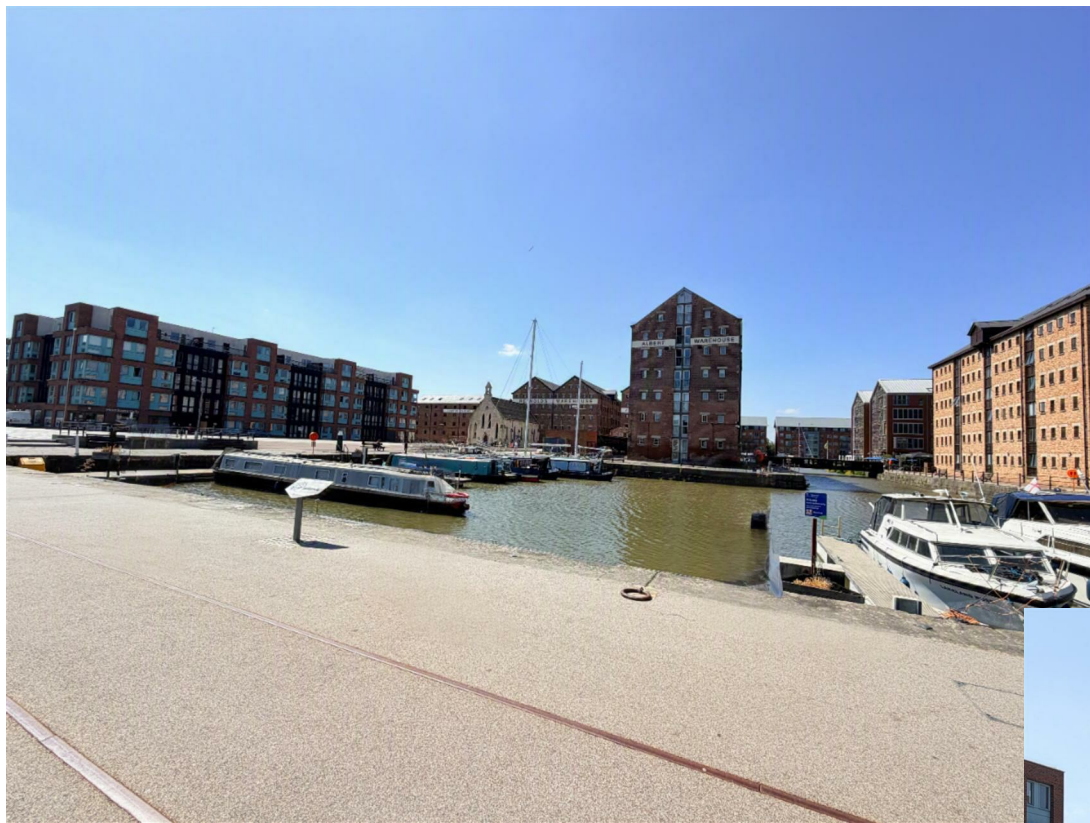


The background image is a photograph of the Reynolds Warehouse, a large, multi-story brick building with a prominent gabled roof. The words 'REYNOLDS WAREHOUSE' are painted in large, white, capital letters across the middle of the building. To the left of the warehouse is a smaller, older stone building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

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

PRICE £215,000

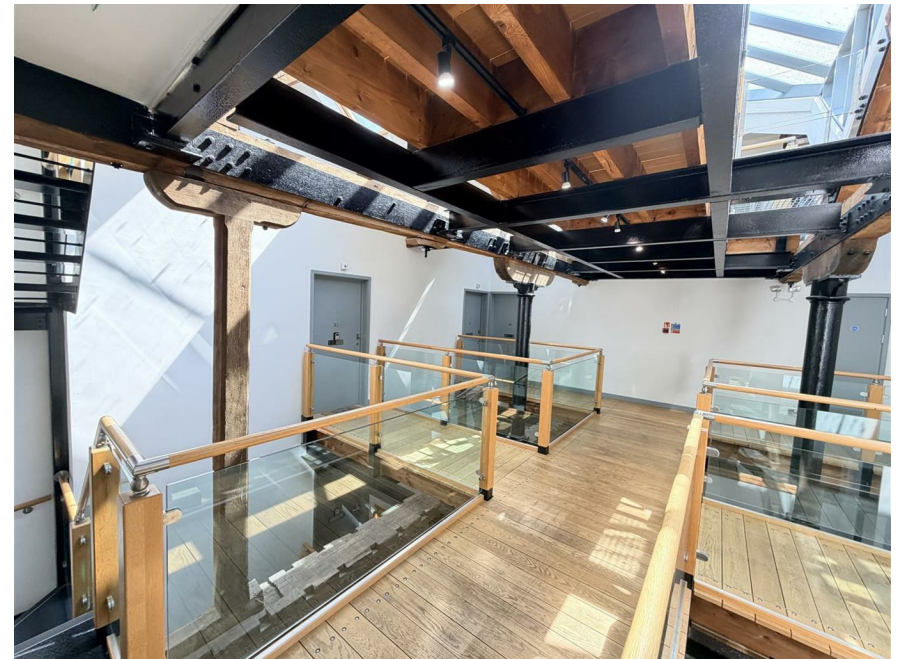
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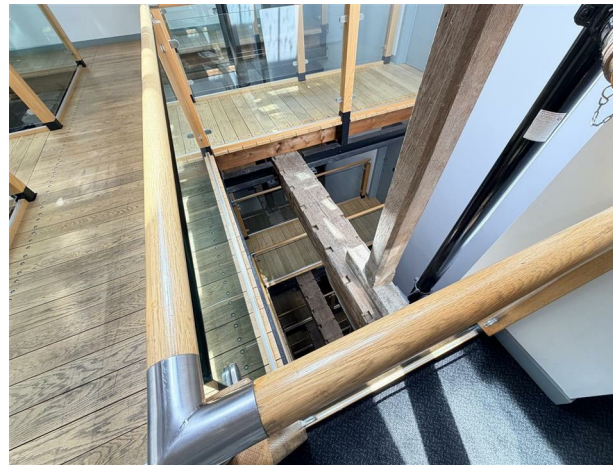


MORE PHOTOS and FLOORPLAN TO FOLLOW - Executive two-bedroom fifth floor apartment (with lift and stair access) set within the cosmopolitan and ever popular historic Gloucester Docks. Located in the iconic Double Reynolds Warehouse, originally built in 1840 as Sturges Warehouse and used throughout the 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.







Local Authority		Council Tax	
Gloucestershire		Band:	C
		Annual Price:	£2,094
Conservation Area ?		Flood Risk	
The Docks		Low	
Floor Area		Plot Size	
721 ft ² / 67 m ²		0.35 Acres (2 Plots)	
Mobile Coverage		Broadband	
EE	●	Basic	17 Mbps
Vodafone	●	Superfast	80 Mbps
Three	●	Ultrafast	1000 Mbps
O2	●		
Satellite / Fibre TV Availability			

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

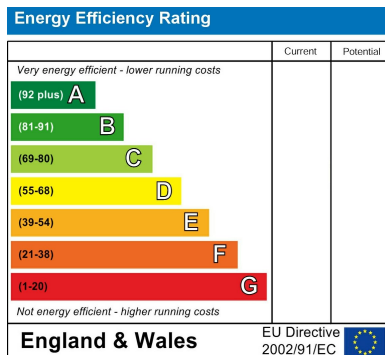
Lease Term Remaining ^{BETA}
165 years

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.

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