



**Pridays Mill Commercial Road, Gloucester Docks GL1 2ED**

**£145,000**



## Pridays Mill Commercial Road, Gloucester Docks GL1 2ED

- One bedroom top floor apartment
- Open plan living accommodation
- Spacious balcony with views towards May Hill and the main water basin
- Secure allocated parking space
- Potential rental income of £795 pcm
- EPC rating D55
- Gloucester City Council - Tax Band A (£1,361.56 per annum)

**£145,000**

### Entrance Hallway

Spacious hallway benefits from natural light via the velux window above. Access is provided to a built-in storage cupboard as well as to the bedroom, bathroom and lounge.

### Lounge

The generous sized lounge offers convenient space for a dining area if required whilst opening through to the kitchen. Double doors open to a spacious balcony, with convenient space for seating, boasting far reaching views to May Hill in the distance and over the main water basin within the Docks.

### Kitchen

The kitchen offers ample worktop and storage space alongside integrated appliances to include hob, oven, fridge and washing machine. Window overlooks the side aspect with views towards Gloucester Cathedral in the distance.

### Bedroom

Double bedroom with window to the side aspect offering further views to Cathedral in the distance.

### Bathroom

White suite family bathroom, with velux window above, comprises of w.c, wash hand basin and bath with shower attachment over.

### Outside

Externally the property benefits from a secure allocated parking space within the gated area accessed via fob entry.

### Location

Located within the historic Gloucester Docks, Pridays Mill is a short distance from the newly developed Gloucester Quays Outlet offering various amenities, restaurants and stores throughout alongside a twelve screen cinema. With various events held throughout the year to include the Food Festival, Tall Ships Festival and the Victorian Christmas Market the area has become increasingly popular over recent years.

### Local Authority, Services & Tenure

Gloucester City Council - Tax Band A (£1,361.56 per annum).

Mains water, electricity and drainage are believed to be connected to the property.

Leasehold. Managed Ash & Co at a charge of approximately £166.33 per month. Part covers normal shared building maintenance, management and insurances with a lease of 999 years. As part of the purchase the prospective owner will benefit from owning a share of the freehold for the building and no ground rent is payable.

\*Information correct as of 13/3/24\*



Unit C Barge Arm East, Gloucester Docks, GL1 2DQ

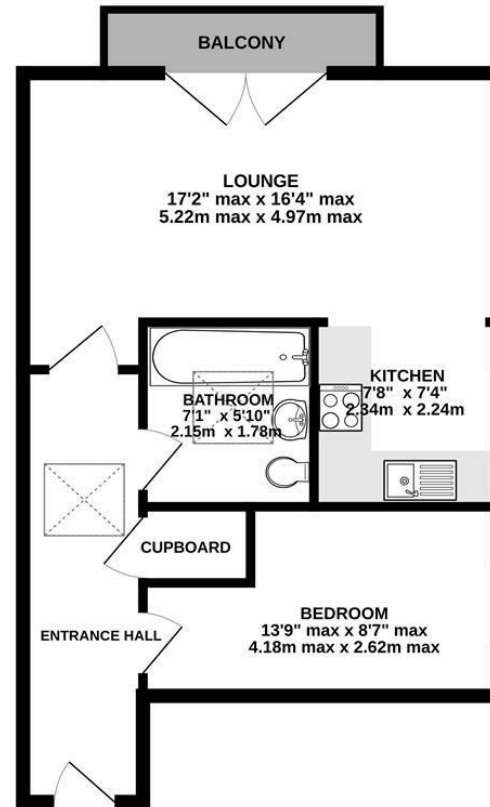
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GROUND FLOOR  
523 sq.ft. (48.6 sq.m.) approx.



TOTAL FLOOR AREA: 523 sq.ft. (48.6 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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