



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

**£195,000**



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

• Two 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 £975pcm • EPC Rating C74 • Gloucester City Council - Tax Band B (£1662.93 per annum)



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

01452 398010

docks@naylorpowell.com

www.naylorpowell.com

**£195,000**

### Entrance Hallway

Spacious hallway, with secure intercom system and built-in storage cupboard, provides access to the open plan living room/kitchen, both bedrooms, bathroom and en-suite.

### Living Room/ Kitchen

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. The modern kitchen offers ample worktop and storage space alongside integrated appliances to include electric hob, oven, undercounter fridge and freezer.

### Bedroom One

Double bedroom with window facing to the side rear aspect, access is provided to an en-suite shower room.

### En-Suite

White suite shower room comprising of w.c, wash hand basin, heated towel rail and shower cubicle.

### Bedroom Two

Double bedroom with French doors providing access to the balcony.

### Bathroom

White suite bathroom with tiled flooring comprises of w.c, wash hand basin, heated towel rail and bath with shower 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 B (£1662.93 per annum)

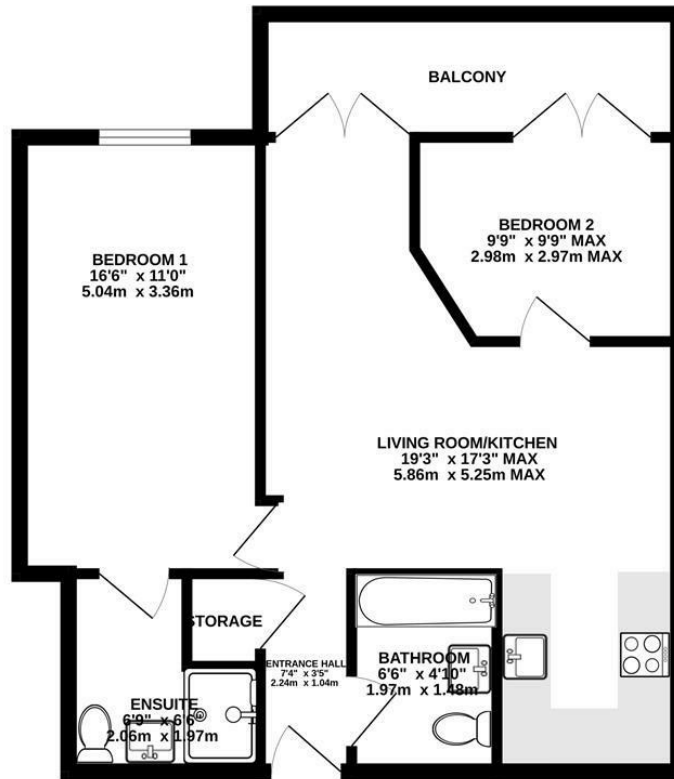
Mains water, electricity and drainage are believed to be connected to the property.

Leasehold. Managed Ash & Co at a charge of approximately £2000.00 per annum. Part covers normal shared building maintenance, management and insurances with a lease of 999 years. Ground rent of £60.00 per annum.

\*Information correct as of 12/03/2024\*



GROUND FLOOR  
592 sq.ft. (55.0 sq.m.) approx.



TOTAL FLOOR AREA : 592 sq.ft. (55.0 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.  
Made with Metropix v2024.

Disclaimer: These particulars do not form part of any contract and no responsibility is accepted for any errors or omissions in any statement made, whether verbally or written for or on behalf of Naylor Powell.

Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.

