



**1 Commercial Road, Gloucester GL1 2DY**  
**£147,500**





# 1 Commercial Road, Gloucester GL1 2DY

• No onward chain • Spacious & characterful one double bedroom top floor apartment • Separate kitchen & living accommodation • Grade II listed building situated in Central Gloucester • Located on the edge of the Historic Gloucester Docks • Potential rental income of £800 pcm • EPC rating D67 • Gloucester City Council - Tax Band A (£1,492.52 per annum) 2025/2026



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

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www.naylorpowell.com

**£147,500**

## Entrance Hallway

Spacious hallway provides access to the kitchen, living room and bedroom.

## Kitchen

Modern fitted kitchen benefits from ample worktop and storage space with integrated appliances to include hob, oven, fridge and freezer alongside plumbing for an automatic washing machine. Window overlooks the front aspect whilst access is provided to the shower room.

## Shower Room

Modern white suite shower room comprising of w.c, wash hand basin, shower cubicle and window overlooking the front aspect.

## Living Room

Generous in size, the living room boasts convenient space for both lounge and dining areas as well as the possibility for home office space if required. Two windows overlook the front aspect whilst access to the loft above is also provided.

## Bedroom

Double bedroom with window overlooking the front aspect.

## Location

Situated on the outskirts and to the north of the

regenerated Gloucester Docks and Gloucester Quays designer outlet centre, offering an outstanding mix of high street and designer labels, with an array of eateries and waterfront bars including the newly renovated Gloucester Food Dock. Moving into the City, you will find Gloucester Cathedral alongside a number of independent shops and boutiques, tourist attractions and further eateries and bars. Newly refurbished the Gloucester bus station provides regular services to all surrounding suburbs in addition to the train station offering a direct line to London Paddington.

## Material Information

Tenure: The property is currently freehold and the owner is in the process of creating a lease for each apartment with her solicitor. More details to follow.  
\*Information correct as of 30/9/24\*

Local authority and rates: Gloucester City Council - Tax Band A (£1,492.52 per annum) 2025/2026.

Electricity supply: Mains

Heating: Electric heating

Water supply: Mains

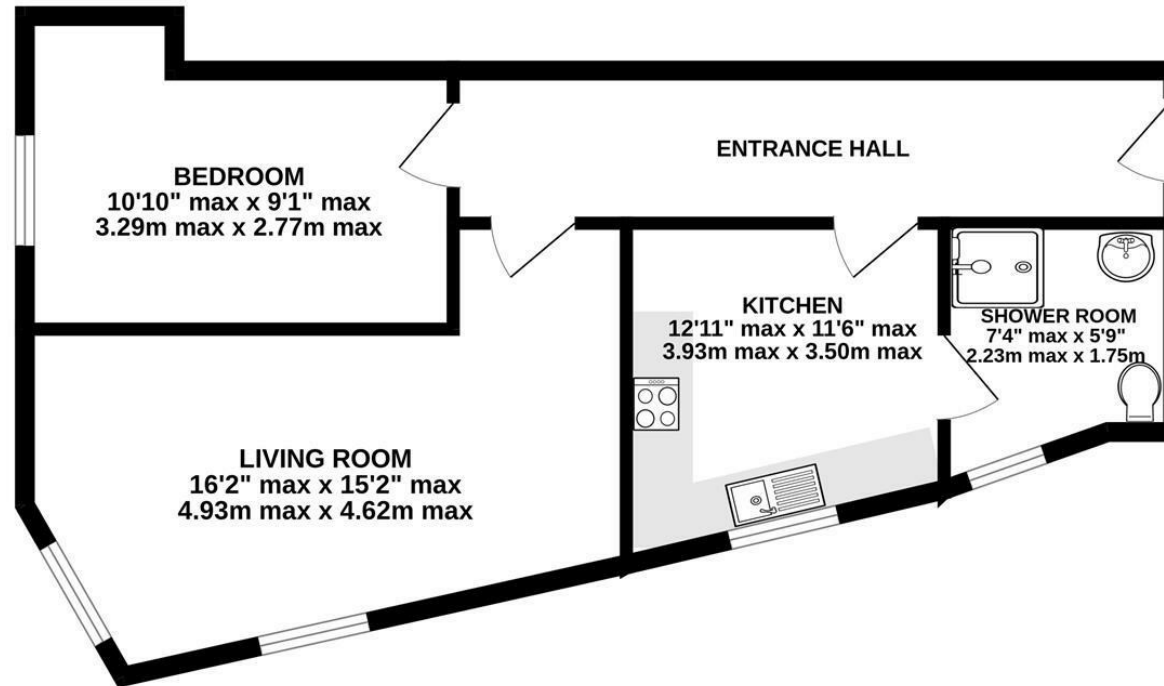
Sewerage: Mains

Broadband speed: Standard 18 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps - Highest available download speed.

Mobile phone coverage: EE, Vodafone, Three, O2.



## SECOND FLOOR 503 sq.ft. (46.7 sq.m.) approx.



TOTAL FLOOR AREA : 503 sq.ft. (46.7 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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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.

