



**1 Commercial Road, Gloucester GL1 2DY**

**£150,000**



# 1 Commercial Road, Gloucester GL1 2DY

• Spacious & characterful one double bedroom apartment • Grade II listed building situated in Central Gloucester • No onward chain • Separate kitchen & living accommodation • Located on the edge of the Historic Gloucester Docks • Potential rental income of £800 pcm • EPC rating G19 • Gloucester City Council - Tax Band A (£1,425.38 per annum) 2024/2025



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

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www.naylorpowell.com

**£150,000**

## Entrance Hallway

Hallway benefits from two built-in storage cupboards whilst opening through to the kitchen.

## Kitchen

Spacious kitchen benefits from ample worktop and storage space, integrated hob and oven, plumbing for an automatic washing machine and window overlooking the front aspect.

## Living Room

The generous sized living room boasts space for both lounge and dining areas with two windows overlooking the front aspect allowing an abundance of natural light into the property. Access from the room is provided to the bedroom and shower room.

## Shower Room

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

## 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 (£1,425.38 per annum) 2024/2025.

Electricity supply: Mains

Heating: Electric heating

Water supply: Mains

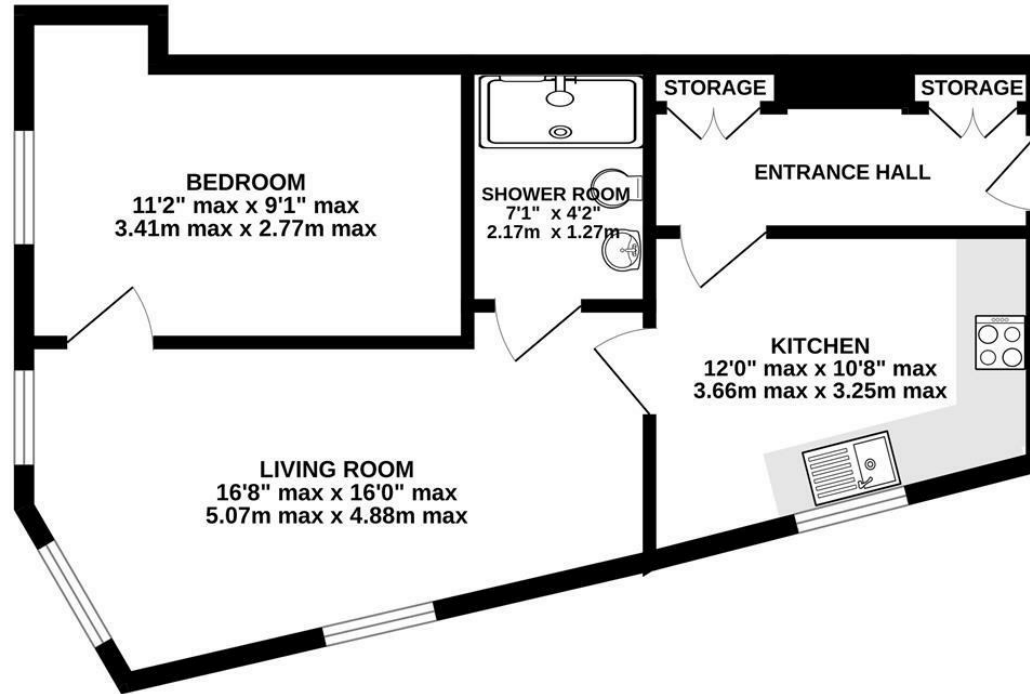
Sewerage: Mains

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

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



GROUND FLOOR  
439 sq.ft. (40.7 sq.m.) approx.



TOTAL FLOOR AREA : 439 sq.ft. (40.7 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.

