



Pridays Mill, Gloucester Docks GL1 2ED
£156,000



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• No onward chain • Unique one double bedroom duplex apartment • Generous open plan kitchen and living space • Water views overlooking the historic Victoria water basin • Potential rental income of £850 pcm • EPC rating D62 • Gloucester City Council - Tax Band B (£1,741.26 per annum) 2025/2026



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

£156,000

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Entrance Hallway

Spacious hallway, with secure intercom system and built-in storage cupboard, provides access to the W.C., lounge/kitchen and stairs to the first floor.

W.C

WC and wash hand basin.

Kitchen/ Living Room

The kitchen area provides ample storage in a range of floor and eye level units accompanied by integrated appliances to include washing machine, electric oven, four ring electric hob with extractor over. The living dining area is a generous sides and benefit from window proving ample natural light.

Bedroom

Accessed via the spiral staircase the Double bedroom is a good size and benefits from multiple skylights.

Bathroom

White suite comprising WC, wash hand basin and shower enclosure with tiled surround.

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.

Material Information

Tenure: Leasehold property of 999 years managed Ash & Co at a charge of approximately £2,484.78 per annum. Part covers normal shared building maintenance, management and insurances; just over 40% covers Docks Service Charge (DSC) including security, CCTV, cleaning and maintenance for the private Docks estate, operated by GDECL. As part of the purchase the prospective owner will benefit from owning a share of the freehold for the building. *Information correct as of 25/03/25*

6 Months of service charge has been paid for from 16/04/25

Local authority and rates: Gloucester City Council - Tax Band B (£1,741.26 per annum) 2025/2026

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Electric

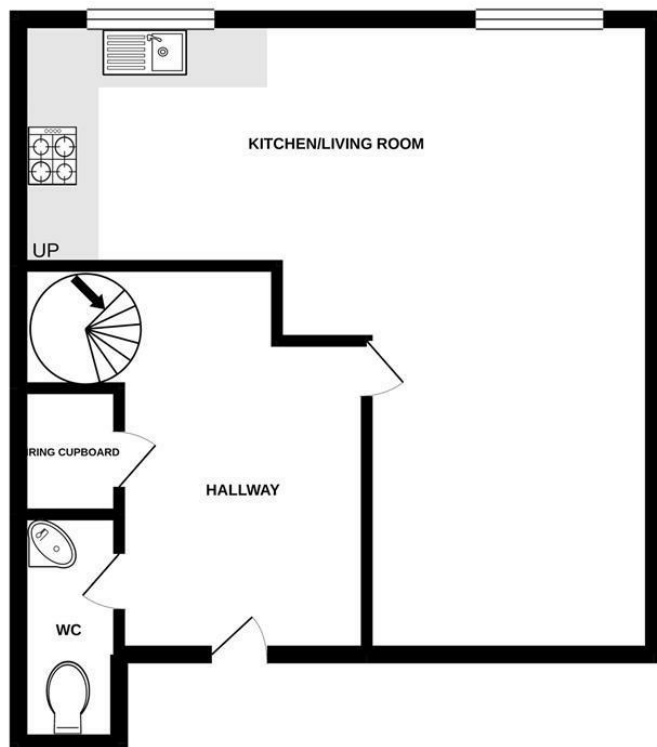
Broadband speed: Standard 19Mbps , Superfast 80Mbps, Ultrafast 1000Mbps- Highest available download speed.

Mobile phone coverage :Three, O2, Vodafone

Parking permits can be purchased from the council for cira £65 per annum for on the street parking.



GROUND FLOOR
456 sq.ft. (42.4 sq.m.) approx.



1ST FLOOR
379 sq.ft. (35.2 sq.m.) approx.



TOTAL FLOOR AREA : 835 sq.ft. (77.6 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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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.

