



Pridays Mill, Gloucester Docks GL1 2ED
£185,000



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• No onward chain • Two bedroom Grade II listed apartment with en-suite to master • Situated in the popular Historic Gloucester Docks • Allocated off-road parking within a gated complex • Potential rental income of £1,100 pcm • EPC rating D63 • Gloucester City Council - Tax Band B (£1,741.26 per annum) 2025/2026



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

£185,000

01452 398010
docks@naylorpowell.com
www.naylorpowell.com

Entrance Hall

Stepping into the apartment you are greeted by a spacious hall which spans the width of the property and provides access to two bedrooms, bathroom, living room and storage cupboard which provides plumbing for washing machine.

Living / Dining Room

Benefitting from being a great size, the living dining room provides a versatile space with French doors opening onto the balcony. Sash window to side aspect.

Kitchen

The kitchen provides ample storage in a range of floor and eye level units accompanied by integrated appliances to include under counter fridge freezer and electric oven with four ring electric hob and extractor over. Window to front aspect.

Master Bedroom

Double bedroom with window to front aspect and access to the en-suite.

En-Suite

Modern suite comprising W.C, wash hand basin and shower enclosure with tiled surround. Frosted window to the front aspect.

Second Bedroom

Double bedroom with window to front aspect.

Bathroom

The bathroom comprising wash hand basin, WC and bath with shower attachment over.

Outside

To the rear is a secure gated car park with one allocated parking space provided for the apartment.

Location

Pridays Mill stands on the north side of the main marina neighbouring

the Regiments of Gloucester museum, built in the mid 19th Century this handsome flour mill was a vital cog in the smooth running of the docks for more than 150 years. A short distance from the newly developed Food Dock and Gloucester Quays Outlet offering various amenities, restaurants and stores throughout alongside a twelve screen cinema. Various events are 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

Managed Ash & Co at a charge of approximately £2,706.54 per annum. Part covers normal shared building maintenance, management and insurances with a lease of 999 years as of 14th November 2024. 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 15/05/25*

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

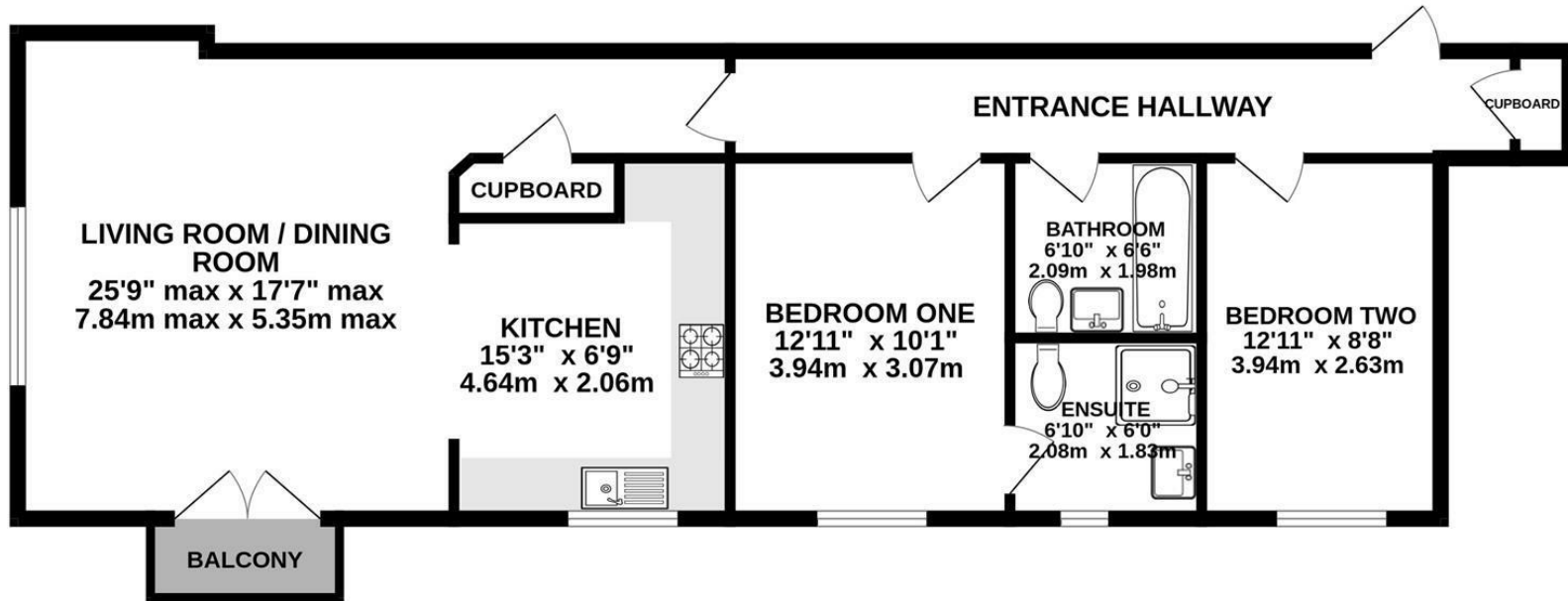
Broadband speed: Standard 19Mbps, Superfast 80Mbps, Ultrafast 1000Mbps- Highest available download speed.

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



FIRST FLOOR

891 sq.ft. (82.7 sq.m.) approx.



TOTAL FLOOR AREA : 891 sq.ft. (82.7 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.

