



109 Priday Mill, 41-45 Commercial Road, Gloucester, GL1 2ED

£135,000

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**Farr & Farr** Sales Lettings 

109 Priday Mill, 41-45 Commercial  
Road, Gloucester, GL1 2ED

**£135,000**

A GOOD SIZED UPPER GROUND FLOOR  
APARTMENT IN THIS POPULAR AND HISTORIC  
DEVELOPMENT

Priday Mill is a popular development of  
apartment's situated on the edge of the Docks  
in this sought-after part of the city. All the  
area's facilities are within walking distance,  
including the cathedral and exciting  
development of the quays. Number 109 has  
just been redecorated and carpeted  
throughout and offers good sized  
accommodation and recently achieved  
£9,600 per year

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## COMMUNAL ENTRANCE HALL

Staircase to:-

### FIRST FLOOR

#### ENTRANCE HALL

Front door. High-quality flooring (new). Good size space  
for small desk. Electric wall heater. Entry system. Cable  
points. Airing cupboard with hot water cylinder and  
immersion heater.

#### SITTING AREA 17' 0" x 17' 0" (5.18m x 5.18m)

"L" shaped sitting area with cable points. TV points.  
Electric wall heater. Newly laid laminated flooring.  
Double glazed windows and opening to:-

#### KITCHEN AREA

Well fitted with inset drainer stainless steel sink  
unit set into worktops with cupboards and drawers  
below. Wall and base units. Part tiled walls. Vinyl floor.  
Built-in oven and electric hob with extractor hood.  
Integrated fridge and freezer. Extractor fan. Inset ceiling  
spotlights.

#### BEDROOM 13' 3" x 8' 10" (4.04m x 2.69m)

Electric wall heater. TV point.

#### SHOWER ROOM

Shower cubicle with marbrex splashback, glazed screen  
and stainless steel controls. Pedestal wash hand basin.  
Low level WC. Part tiled walls. Shaver point. Inset ceiling  
spotlights. Extractor fan.

#### EXTERIOR

#### AGENTS NOTE

EPC: D-56

COUNCIL TAX: A

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

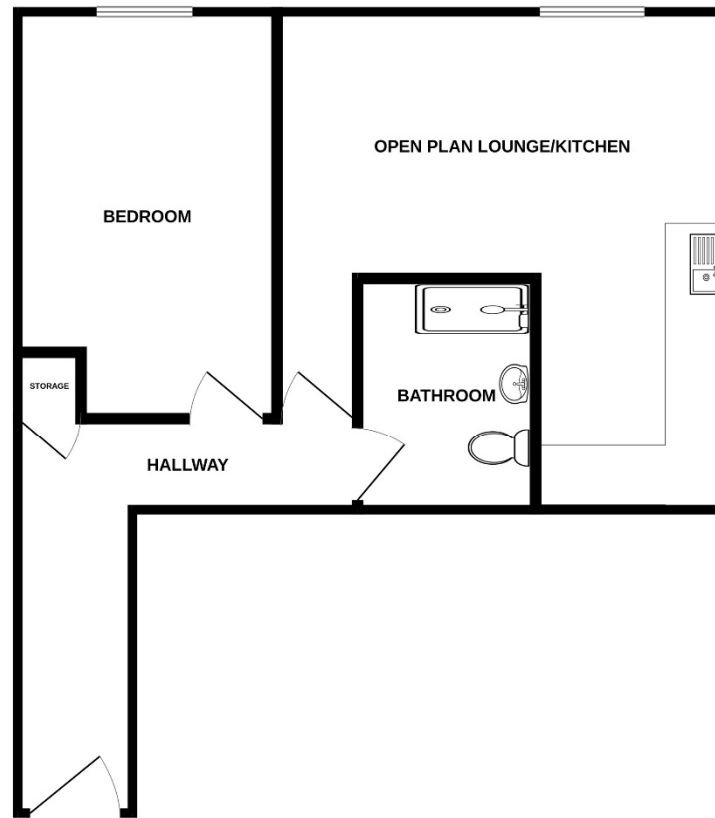
LEASE: 75 Years left on Lease

SERVICE CHARGE: £908.40 half yearly

GROUND RENT: £87.50pa



## GROUND FLOOR



TOTAL FLOOR AREA : 456 sq.ft. (42.4 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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These particulars are set out as a general outline and does not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs.

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