



Pridays Mill Commercial Road, Gloucester Docks GL1 2ED

£165,000



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- No onward chain
- Large one double bedroom first floor apartment
- Spacious south facing balcony with ideal space for seating
- Modern family bathroom & en-suite shower room
- Secure allocated parking space
- Potential rental income of £850pcm
- EPC rating C72
- Gloucester City Council - Tax Band B (£1,741.26 per annum) 2025/2026

£165,000



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

01452 398010

docks@naylorpowell.com

www.naylorpowell.com

Entrance Hallway

Spacious hallway, with secure intercom system and built-in storage cupboard, provides access to the bathroom, bedroom and lounge.

Lounge

The extensive living area is larger than most with convenient space for a cosy lounge area along with dining and study areas as well if required. The room opens through to the kitchen whilst French doors open to the private south facing balcony with convenient seating space.

Kitchen

The generous sized kitchen area boasts ample worktop and storage space alongside integrated appliances to include hob, oven, washing machine and under counter fridge and freezer.

Bedroom

Double bedroom with window facing to the side aspect and access provided to an en-suite shower room.

En-Suite

White suite shower room comprising of w.c, wash hand basin and shower cubicle.

Bathroom

Modern white suite bathroom with tiled flooring comprises of w.c, wash hand basin, heated towel rail and bath with shower attachment over.

Outside

Externally the property benefits from a secure allocated parking space within the gated area accessed via fob entry.

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 £2706.54 per annum. Please note the vendor has advised they will be extending the lease to 999 years and this is not currently in place at the moment. Ground rent of £175.00 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. *Information correct as of 14/11/2024*

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

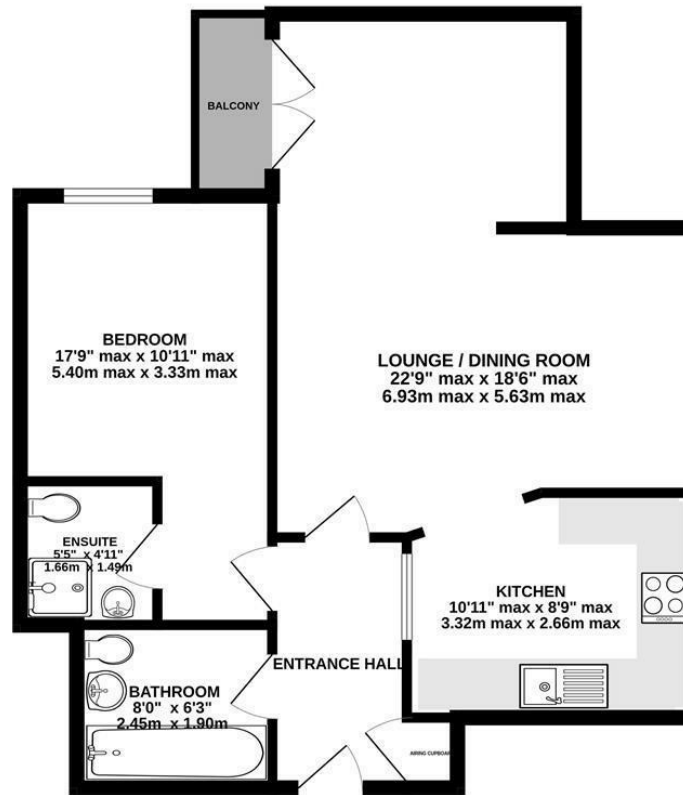
Heating: Electric

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

Mobile phone coverage :Three, O2, Vodafone



GROUND FLOOR
619 sq.ft. (57.5 sq.m.) approx.



TOTAL FLOOR AREA : 619 sq.ft. (57.5 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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Disclaimer: These particulars do not form part of any contract and no responsibility is accepted for any errors or omissions in any statement made, whether verbally or written for or on behalf of Naylor Powell.

Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

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.

