



**Pridays Mills 41-45 Commercial Road, Gloucester, GL1 2ED Asking Price £155,000**

Chain-free executive apartment offers a splendid opportunity for those seeking a modern living space in a vibrant location. Positioned on the edge of the historic Gloucester docks, residents will enjoy easy access to a lively social scene, complete with an array of shops, restaurants, and cultural attractions.

Upon entering the flat, you are welcomed by a spacious 22-foot lounge diner, which is bathed in natural light thanks to the French doors that open onto your very own south-facing balcony. This outdoor space is perfect for enjoying a morning coffee or unwinding after a long day, providing a delightful extension to your living area.

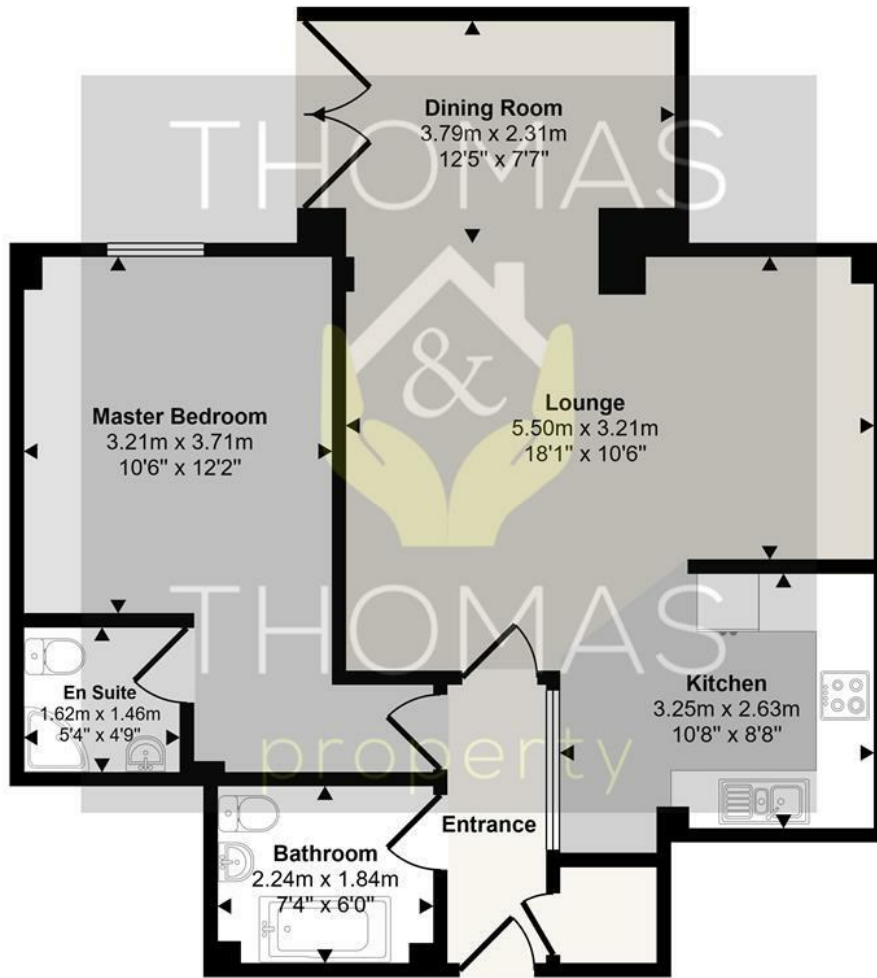
The apartment features a modern, fully fitted kitchen that boasts ample worktop space, making it an ideal setting for any enthusiastic cook. Whether you are preparing a simple meal or entertaining guests, this kitchen is designed to meet your culinary needs.

The large 18-foot bedroom is a true retreat, offering a peaceful haven for rest and relaxation. It is conveniently serviced by an en-suite shower room & separate family bathroom, ensuring privacy and comfort you and any guests.

This flat is perfect for individuals or couples looking for a stylish home in a sought-after location. With its contemporary design and proximity to the historic docks, this property is not to be missed. Embrace the opportunity to make this exceptional apartment your new home.

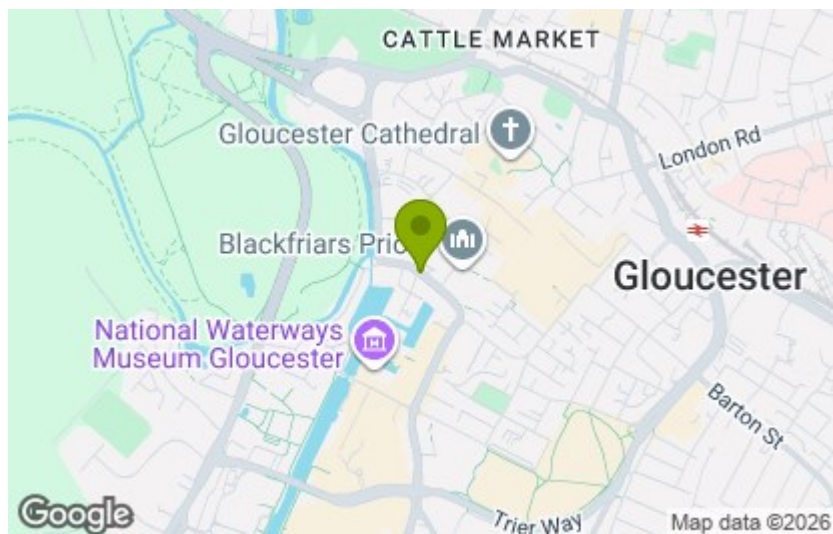
- Executive Docklands apartment.
  - South facing balcony.
- En-suite & modern family bathroom.
- 22Ft Lounge diner & separate dining area
  - Fully fitted modern kitchen.
    - Chain free

Approx Gross Internal Area  
67 sq m / 726 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		80	83
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
EU Directive 2002/91/EC			

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.