



**Pridays Mill, Gloucester Docks GL1 2ED**  
**£197,500**





# Pridays Mill, Gloucester Docks GL1 2ED

• No onward chain • Two double bedroom apartment with en-suite to master • Immaculately presented throughout • Positioned on the edge of the Historic Gloucester Docks & City Centre • Secure allocated parking space • Share of freehold and no ground rent is payable • Potential rental income of £1,100 pcm • EPC rating C74 • Gloucester City Council - Tax Band B (£1,741.26 per annum) 2025/2026



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## £197,500

### Entrance Hall

Stepping inside you are greeted by a spacious entrance hall with space for coats, shoes and such like alongside storage cupboard.

### Living Room

Generously sized living room with two large sash windows to the rear aspect with views across the Historic Gloucester Docks.

### Kitchen

Stylish kitchen with ample storage in a range of floor and eye level units accompanied by integrated appliances to include undercounter fridge, freezer, electric oven and four ring electric hob with extractor over. Window to side aspect.

### Master Bedroom

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

### En-suite

Modern style ensuite with WC and vanity unit.

### Second Bedroom

Double bedroom with window to the rear aspect.

### Bathroom

Modern bathroom suite comprising WC, wash hand basin and double width walk-in shower enclosure.

### 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 alongside 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

Managed Ash & Co at a charge of approximately £2,700 per annum. Part covers normal shared building maintenance, management and insurances with a lease of 999 years. 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 07/05/25\*

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

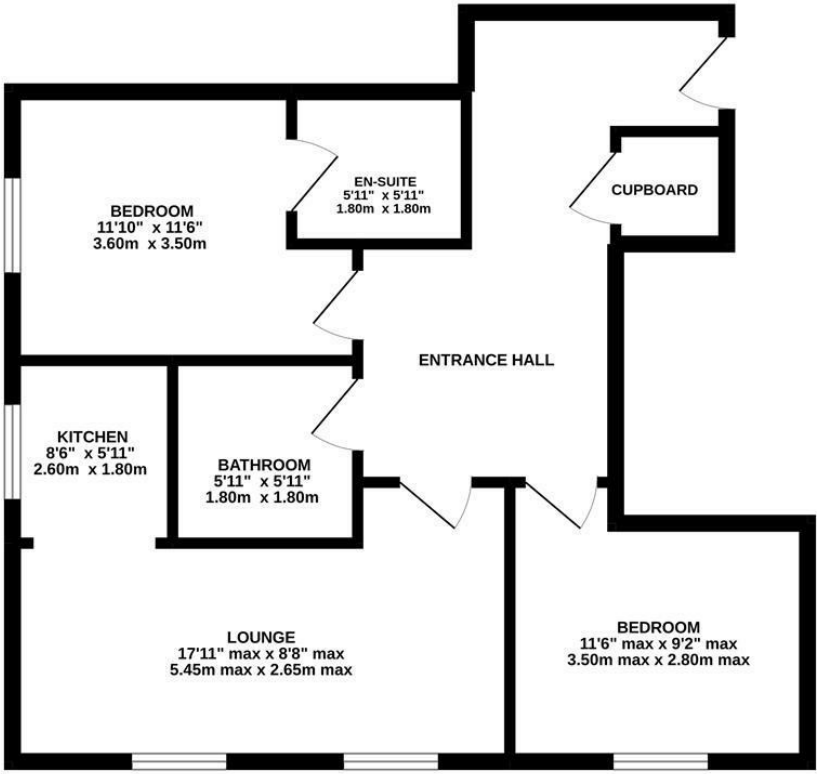
Heating: Electric

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

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



GROUND FLOOR



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.

