

1 Commercial Road, Gloucester GL1 2DY £135,000



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No onward chain
Spacious & characterful one double bedroom top floor apartment
Separate kitchen & living accommodation
Grade II listed building situated in Central Gloucester
Located on the edge of the Historic Gloucester Docks
Potential rental income of £800 pcm
EPC rating D67
Gloucester City Council - Tax Band A (£1,492.52 per annum) 2025/2026

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

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# £135,000

### **Entrance Hallway**

Spacious hallway provides access to the kitchen, living room and bedroom.

#### **Kitchen**

Modern fitted kitchen benefits from ample worktop and storage space with integrated appliances to include hob, oven, fridge and freezer alongside plumbing for an automatic washing machine. Window overlooks the front aspect whilst access is provided to the shower room.

#### Shower Room

Modern white suite shower room comprising of w.c, wash hand basin, shower cubicle and window overlooking the front aspect.

#### Living Room

Generous in size, the living room boasts convenient space for both lounge and dining areas as well as the possibility for home office space if required. Two windows overlook the front aspect whilst access to the loft above is also provided.

#### Bedroom

Double bedroom with window overlooking the front aspect.

#### Location

Situated on the outskirts and to the north of the

regenerated Gloucester Docks and Gloucester Quays designer outlet centre, offering an outstanding mix of high street and designer labels, with an array of eateries and waterfront bars including the newly renovated Gloucester Food Dock. Moving into the City, you will find Gloucester Cathedral alongside a number of independent shops and boutiques, tourist attractions and further eateries and bars. Newly refurbished the Gloucester bus station provides regular services to all surrounding suburbs in additional to the train station offering a direct line to London Paddington.

#### **Material Information**

Tenure: The property is currently freehold and the owner is in the process of creating a lease for each apartment with her solicitor. More details to follow. \*Information correct as of 21/07/25\*

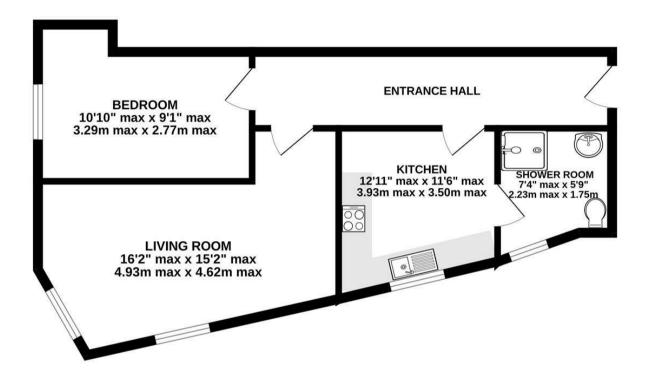
Local authority and rates: Gloucester City Council -Tax Band A (£1,492.52 per annum) 2025/2026. Electricity supply: Mains Heating: Electric heating Water supply: Mains Sewerage: Mains Broadband speed: Standard 18 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps - Highest available download speed. Mobile phone coverage: EE, Vodafone, Three, O2.







SECOND FLOOR 503 sq.ft. (46.7 sq.m.) approx.



#### TOTAL FLOOR AREA : 503 sq.ft. (46.7 sq.m.) approx.

Whild every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, whoteway, nowns and any other lenses 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 anghitances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropic #2020

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