

Pridays Mill, Gloucester GL1 2ED

£160,000

naylor powell

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• No Onward Chain • One bedroom top-floor apartment • Sought-after Gloucester Docks location • Spacious open-plan living, dining and kitchen area • Characterful exposed beams • Multiple Velux windows providing excellent natural light • Allocated parking • Secure communal entrance • EPC rating of D64 • Gloucester City Council - Tax Band B (£1,826.36 per annum) 2026/2027

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

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Accomodation

The property is accessed via a communal entrance with stairs leading to the top floor. The spacious open-plan living and dining room provides a particularly impressive feature, enjoying a wealth of natural light from the large window and multiple Velux roof windows, while exposed beams add character and a distinctive loft-style feel. The modern fitted kitchen is well equipped with a range of wall and base units, work surfaces and integrated cooking facilities, with space for further appliances. The open-plan arrangement provides an excellent space for both relaxing and entertaining.

The generous double bedroom benefits from a high vaulted ceiling, exposed beams and Velux windows, creating a bright and characterful space with ample room for bedroom furniture. Completing the accommodation is a well-proportioned bathroom fitted with a panelled bath, pedestal wash hand basin and WC, together with tiled walls and flooring. An entrance hallway provides access to all rooms and adds useful storage and circulation space.

Outside

The property benefits from allocated parking, providing the convenience of private off-road parking for residents. The parking is ideally positioned for easy access to the apartment and the wider Gloucester Docks development.

Location

Ideally positioned for access to the extensive range of amenities available within Gloucester Docks and the city centre, residents can enjoy a selection of bars, restaurants, cafés and leisure facilities all within easy reach. The historic docks also provide attractive waterside walks, while Gloucester city centre, transport links and everyday amenities are conveniently accessible.

Material Infromation

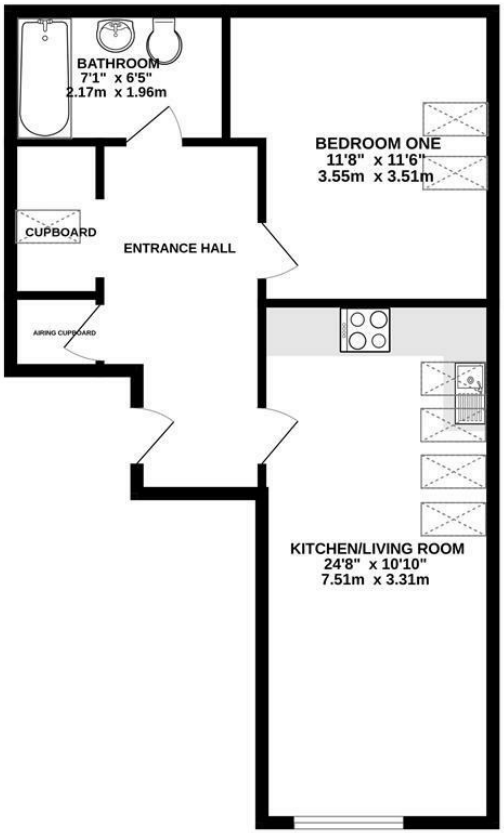
Tenure: Leasehold property with 66 years remaining, managed Ash & Co at a charge of approximately £2706.54 per annum. Ground rent of £175.00 per annum. Part covers normal shared building maintenance, management and insurances; just over 40% covers Docks Service Charge (DSC) including security, CCTV, cleaning and maintenance for the private Docks estate, operated by GDECL. *Information correct as of 05/10/2026*

Local authority and rates: Gloucester City Council - Tax Band B (£1,826.36 per annum) 2026/2027
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
587 sq.ft. (54.5 sq.m.) approx.



TOTAL FLOOR AREA : 587 sq.ft. (54.5 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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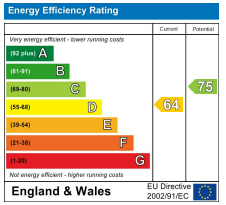
Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

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.



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