



Pridays Mill, Gloucester Docks GL1 2ED
£175,000



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• No onward chain • Unique two bedroom duplex apartment • Immaculately presented throughout • Generous living accommodation • Secure allocated parking space • Potential rental income of £925 pcm • EPC rating D55 • Gloucester City Council - Tax Band B (£1,515.45 per annum)

£175,000

Entrance Hallway

Spacious entrance hallway benefits from a built-in storage cupboard whilst providing access to the cloakroom, bedroom two and the generous sized lounge. Spiral staircase leads to the first floor accommodation.

Lounge

An abundance of natural light streams through into the room via the window facing to the side aspect and the Juliet balcony offering views towards Gloucester Cathedral in the distance. The lounge continues to open to the kitchen.

Kitchen

Ample worktop and storage space with part tiled splashback. The modern kitchen benefits from integrated electric hob and oven alongside plumbing for an automatic washing machine.

Bedroom Two

Double bedroom with window facing towards the rear aspect of the building.

Cloakroom

White suite cloakroom comprising of w.c and wash hand basin.

Landing

Velux window above. access provided to the family bathroom and bedroom one.

Bedroom One

The light and airy double bedroom benefits from natural light streaming through the three velux windows towards both side aspects and the Juliet balcony offering further views towards Gloucester Cathedral in the distance.

Bathroom

The modern white suite tiled bathroom comprises of w.c, wash hand basin and bath with shower attachment over. Velux window faces towards the side aspect.

Outside

Adjacent to the building, Pridays Mill benefits from a secure car parking area accessed via fob entry where the apartment benefits from an allocated parking space.

Location

Local Authority, Services & Tenure

Leasehold. Managed by Ash & Co with a service charge of £1,646.17 per annum and ground rent of £175 per annum. Part covers normal shared building maintenance, management and insurances. Lease length of 74 years.

Information correct as of 5/12/22



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

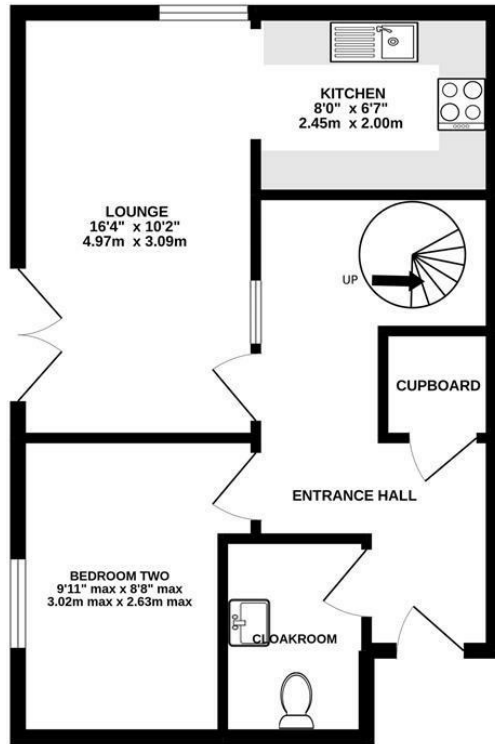
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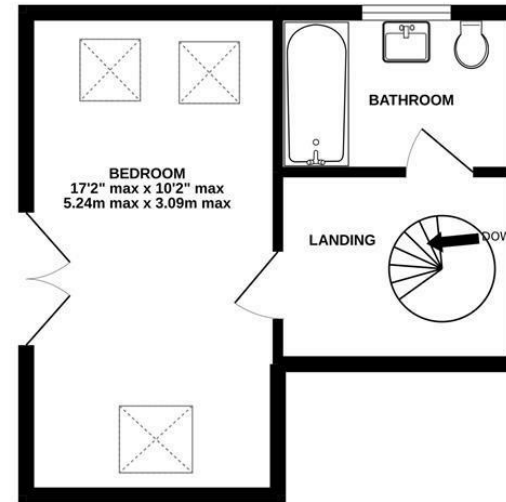
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GROUND FLOOR
461 sq.ft. (42.8 sq.m.) approx.



1ST FLOOR
283 sq.ft. (26.3 sq.m.) approx.



TOTAL FLOOR AREA : 744 sq.ft. (69.1 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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