



**Pridays Mil 41-45 Commercial Road, Gloucester Docks GL1 2ED**  
**£169,950**





## Pridays Mil 41-45 Commercial Road, Gloucester Docks GL1 2ED

• No onward chain • Large one double bedroom second floor apartment • Spacious living accommodation with living & dining areas • South facing balcony with views towards the Docks & May Hill • Immaculately presented throughout • Family bathroom & en-suite shower room • Potential rental income of £900 pcm • EPC rating C80 • Gloucester City Council - Tax Band B (£1,741.26 per annum) 2025/2026



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

01452 398010

docks@naylorpowell.com

www.naylorpowell.com

**£169,950**

### Entrance Hallway

Spacious hallway, with secure intercom system and built-in storage cupboard, provides access to the bathroom, bedroom and living room with glass blocked window looking into the kitchen.

### Living Room

The extensive living area is larger than most with convenient space for a cosy living area along with dining and study areas as well if required. The room opens through to the kitchen whilst French doors open to the private south facing balcony with convenient seating space. Views from the balcony are offered over Gloucester Docks and to May Hill in the distance.

### Kitchen

Modern fitted kitchen boasts ample worktop and storage space with integrated appliances to include induction hob, electric oven, washing machine and dishwasher. A breakfast bar provides separation between the kitchen and living room.

### Bedroom

Double bedroom with window facing to the side rear aspect and access provided to an en-suite shower room.

### En-Suite

Modern white suite shower room comprising of w.c, wash hand basin and shower cubicle.

### Bathroom

Modern white suite bathroom with tiled flooring comprises

of w.c, wash hand basin, heated towel rail and bath with shower attachment over.

### Location

Located within the historic Gloucester Docks, Pridays Mill is a short distance from the newly developed Gloucester Quays Outlet offering various amenities, restaurants and stores throughout alongside a twelve screen cinema. With 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

Tenure: Leasehold property of 999 years managed Ash & Co at a charge of approximately £2,726 per annum. Part covers normal shared building maintenance, management and insurances. 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 29/1/26\*

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

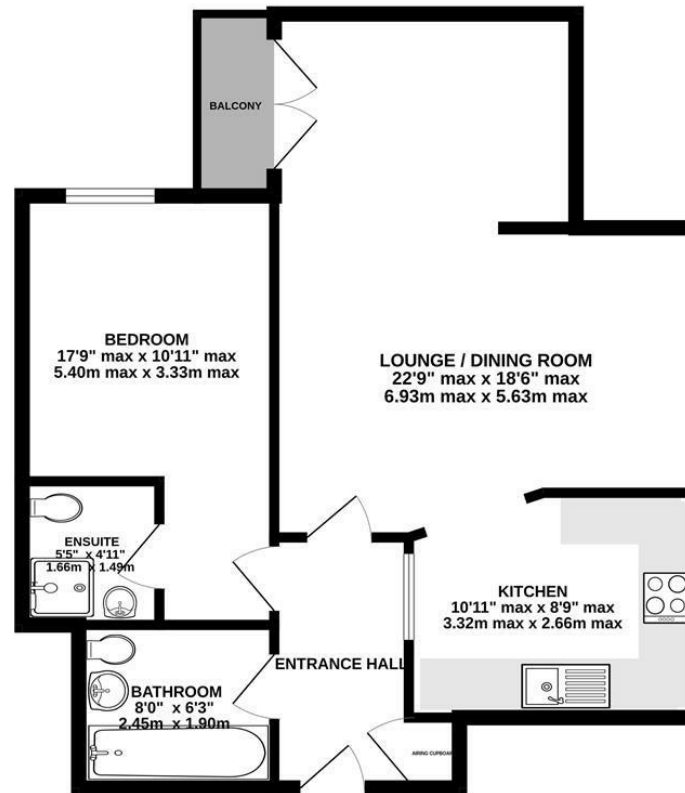
Broadband speed: Standard 19Mbps , Superfast 80Mbps,

Ultrafast 1000Mbps- Highest available download speed.

Mobile phone coverage :Three, O2, Vodafone



GROUND FLOOR  
619 sq.ft. (57.5 sq.m.) approx.



TOTAL FLOOR AREA : 619 sq.ft. (57.5 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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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.

