



Flat 202, Pridays Mills 41-45 Commercial Road, Gloucester, GL1 2ED

£155,000

CHOSEN  
ESTATE AGENTS

## THE PROPERTY

One Bedroom Second Floor Apartment with Balcony | Historic Gloucester Docks | No Onward Chain

This beautifully presented one-bedroom apartment occupies a superb second-floor position within a striking converted warehouse in the heart of the historic Gloucester Docks.

Boasting high ceilings, the property offers versatile, contemporary living in one of Gloucester's most desirable and characterful locations.

Upon entering, the impressive open-plan kitchen, dining, and living space creates an ideal environment for modern living and entertaining. The kitchen is fitted with sleek gloss units, contrasting dark work surfaces, integrated appliances, and a breakfast bar. The living-dining area is bright and spacious, with views across the development and direct access to the private balcony – an excellent spot to enjoy morning coffee or evening sun.

The generous double bedroom benefits from its own en-suite shower room, while a separate main bathroom completes the accommodation.

The apartment forms part of the prestigious Gloucester Docks regeneration, where converted apartment blocks sit alongside modern amenities. Residents enjoy a vibrant waterfront location with an excellent selection of restaurants, bars, shops, and the Gloucester Quays outlet shopping centre on the doorstep. Excellent transport links are close by, including Gloucester Railway Station and easy access to the M5 motorway.

An ideal purchase for professionals, downsizers, first time buyers, or investors looking for a stylish, low-maintenance home in a unique waterside setting. Offered with no onward chain for a smooth and speedy purchase.

### Agents Note.

Leasehold property of 999 years from May 2026 - 999 years remaining.

Management company: Ash & Co

Service charges approximately £2,480 per annum. (Includes building maintenance, management and insurances)

No ground rent.

Mains electric, water and drainage.

EPC Rating: C80

Gloucester City council Tax Band: B

### Broadband:

Basic: 19 Mbps

Superfast: 80 Mbps

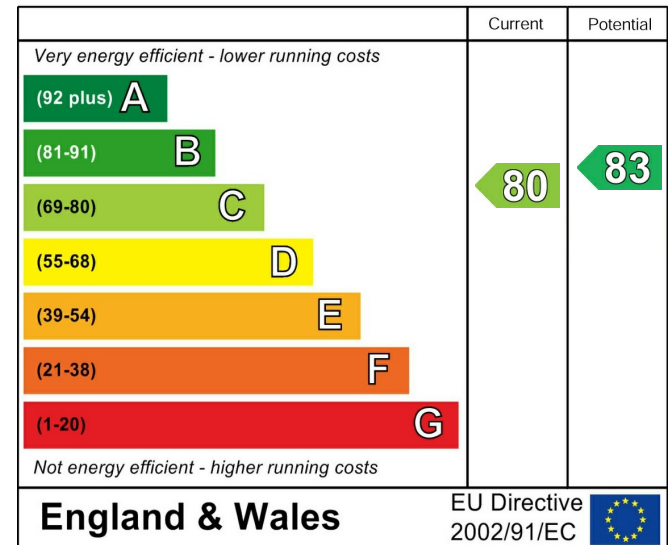
Ultrafast: 1000 Mbps

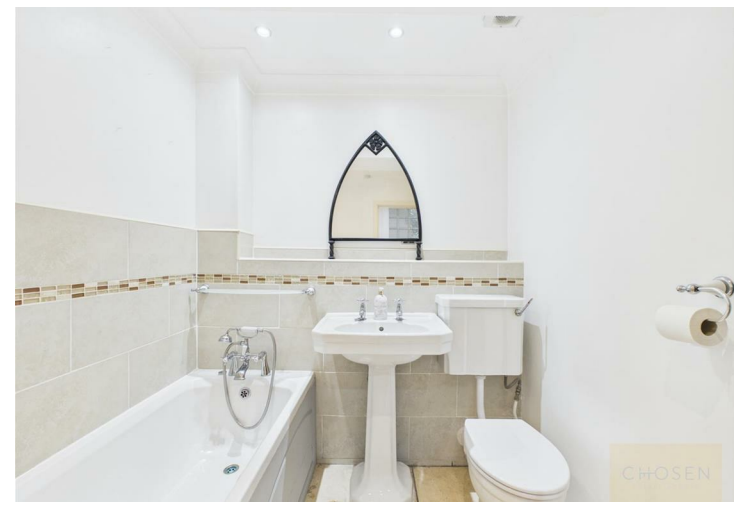
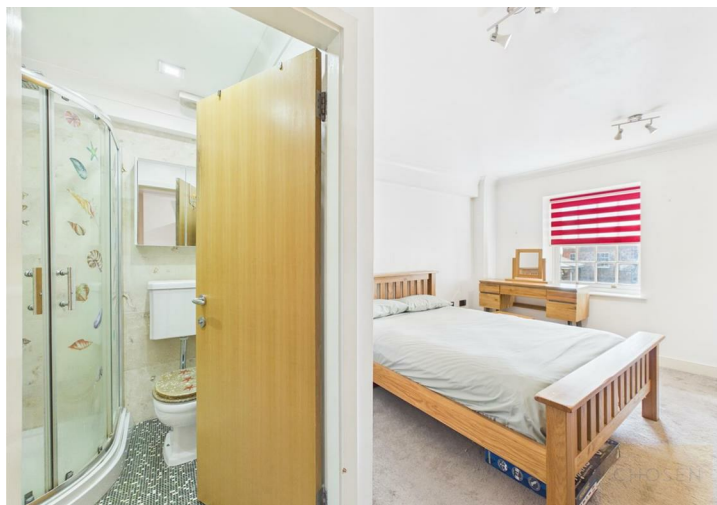
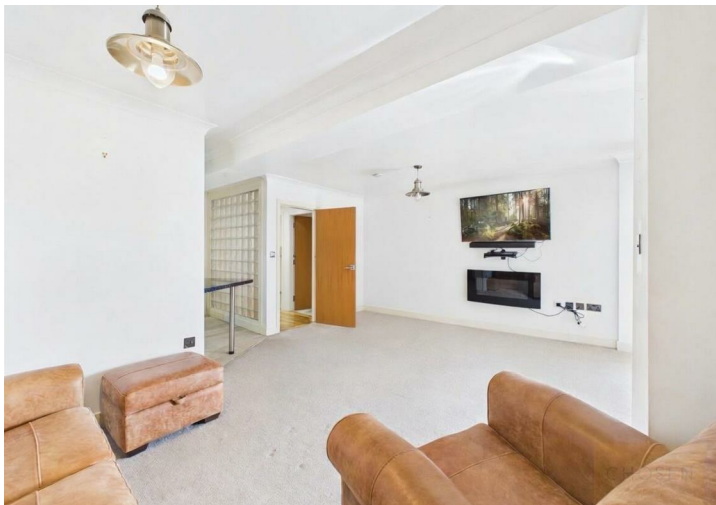
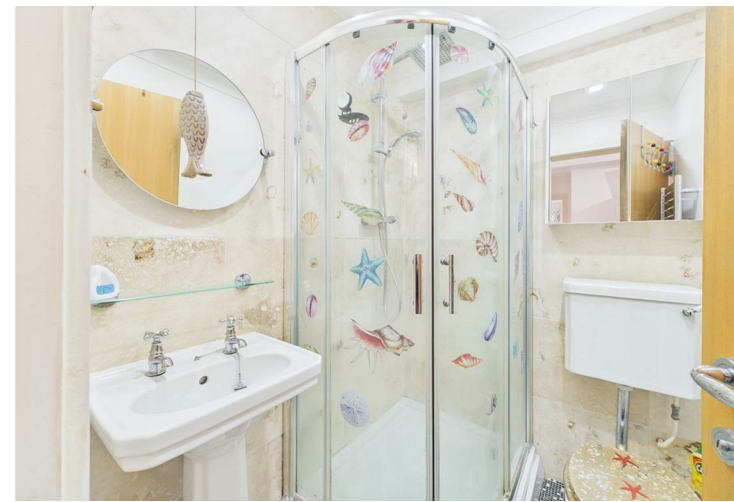
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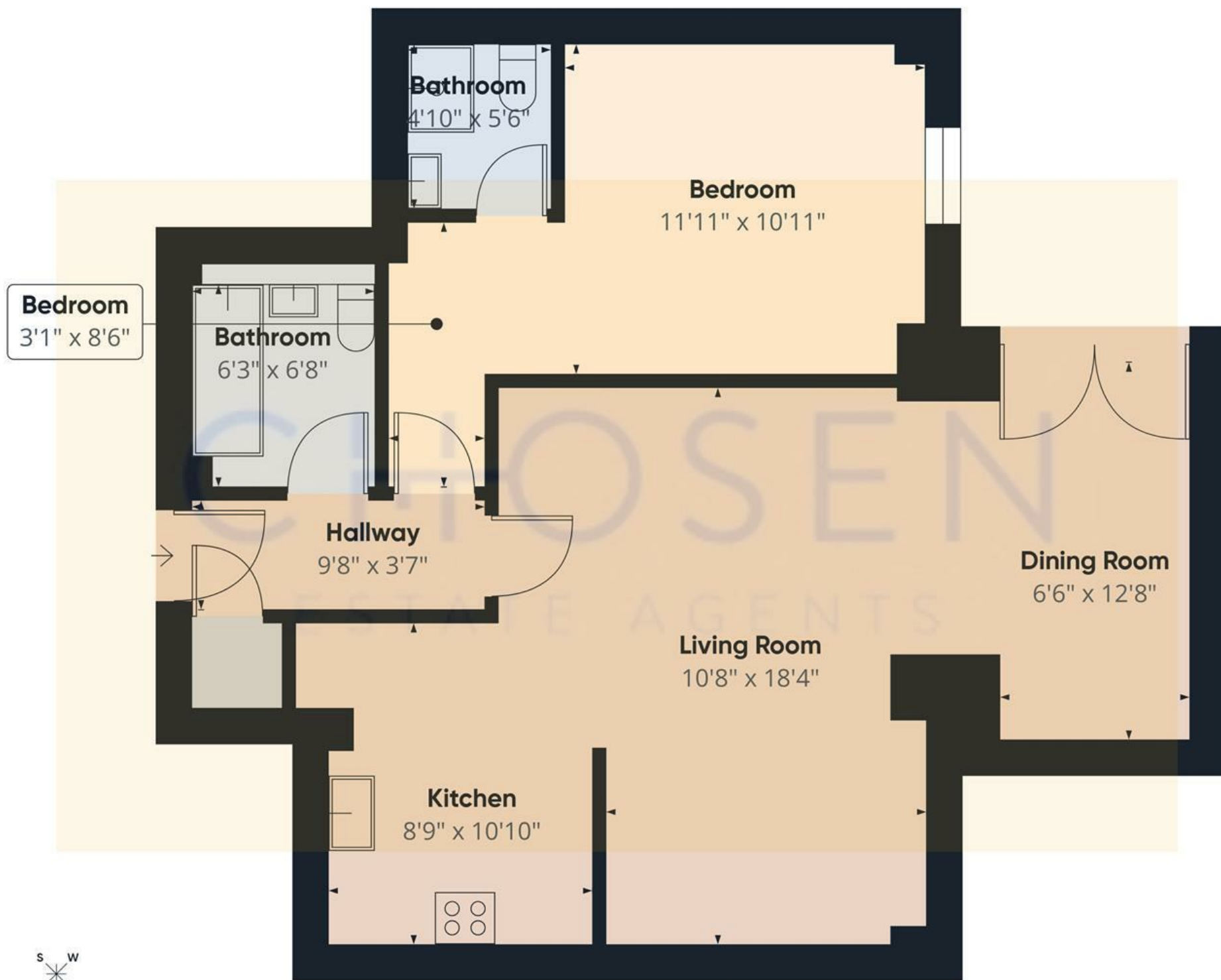
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- One Bedroom Second Floor Apartment
- Incredibly Sought After Docks Location
- En-Suite And Bathroom
- EPC Rating: C80
- Contemporary Open Plan Living
- No Onward Chain
- South Facing Balcony
- Council Tax Band: B

## Energy Efficiency Rating







Approximate total area<sup>(1)</sup>  
707 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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