



## 1 bed apartment to buy in GL1

41-45 Commercial Road, Gloucester,  
Gloucestershire, GL1 2ED

**£105,000** Starting Bid

 x1  x1  x1

Tenure

**Leasehold**

Permit Parking parking

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms & Conditions apply.
- ✓ Immediate 'exchange of contracts' available
- ✓ Open plan kitchen & living accommodation
- ✓ Positioned on the edge of Gloucester Docks
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTC (fibre to the cabinet)
- ✓ Mobile signal: Good

## Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply.

A fantastic investment opportunity!

Pattinson Auction are delighted to present this charming and characterful one-bedroom apartment, located on the fourth floor of the iconic Pridays Mill building. Dating back to the 1800s, the development offers a unique blend of historic architecture and modern-day living, right in the heart of Gloucester.

The property enjoys enviable views across both Gloucester Cathedral and the ever-popular Gloucester Docks, while inside the apartment provides light-filled, open-plan accommodation with dual sash windows.

Currently let with a tenant in situ paying £650pcm, this property represents a ready-made investment with strong rental potential.

### Accommodation

The apartment is thoughtfully designed to combine the character of a historic mill conversion with modern comforts.

**Open-Plan Living/Kitchen:** A welcoming and versatile reception space with large sash windows drawing in natural light. The kitchen area is fitted with modern appliances, wall and base units, and ample preparation space.

**Bedroom:** A well-proportioned double room with character features and far-reaching views over Gloucester's historic skyline.

**Bathroom:** A modern fitted bathroom with contemporary fixtures and finishes.

## Additional Benefits

Historic building conversion with character features throughout

Secure entry system

Professional building management and maintenance

Central city location within walking distance of Gloucester Quays, shops, restaurants, and transport links

## Additional Information

Investment info: Tenant in situ paying £650pcm

Council Tax: Band A

Floor Area: 39sqm

Heating: Electric Heating

Tenure: Leasehold

Managing Company: Ash & Co

Lease Length Remaining: 75 years remaining - Vendor happy to reach an agreement on paying for this to be extended.

Service Charge Annually: £1816.80

Ground Rent Annually: £87.50

EPC Rating: D

This rare one-bedroom apartment offers the perfect balance of history, charm, and convenience in one of Gloucester's most sought-after locations. Early viewing is highly recommended.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 75

Annual Ground Rent Amount: £87.00

Annual Service Charge Amount: £1,816.00

Price: Starting Bid £105,000

Property Type: Apartment

Parking: Permit Parking

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Electric

Electric: National Grid

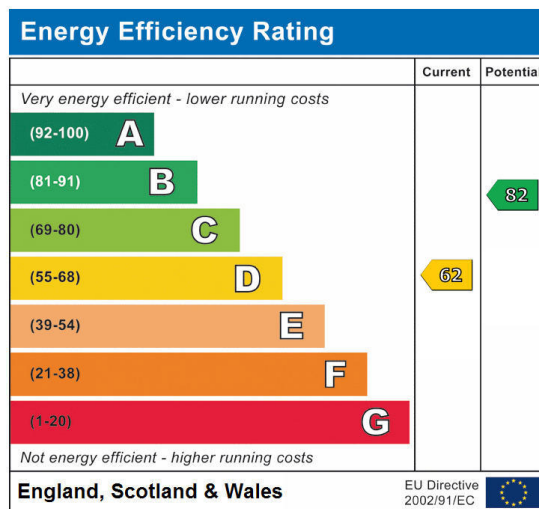
Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good



41-45 Commercial Road, Gloucester, Gloucestershire, GL1 2ED

Contact your local branch today for more information on this property:

**19 West St. Marys Gate, Grimsby, Lincolnshire, DN31 1LE, Tel: 01472 311 113, enquiries@jacksongreenpreston.co.uk, https://www.jacksongreenpreston.co.uk/**

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