



## 403 Pridays Mill Commercial Road

The Docks, Gloucester, GL1 2ED

**£185,000**



Murdock & Wasley Estate Agents are delighted to present this two-bedroom duplex apartment, ideally situated on the fourth floor and enjoying a desirable south-facing orientation. Located in the heart of the historic Gloucester Docks, the property offers well-designed living space within a highly sought-after setting and is offered to the market with no onward chain.

This superb apartment provides an excellent example of contemporary dockside living, ideally suited to a range of buyers. Its central location offers convenient access to Gloucester Transport Hub and the train station, making it perfect for commuters and those seeking excellent connectivity within a vibrant waterside environment.



### Communal Entrance

Approached via front door, intercom system, stairs to all floors, lift to all floors.

### Entrance Hall

Accessed via wooden door, power points, wall mounted radiator, spiral stairs to upper floor. Doors lead off:

### Wash Cloakroom

Suite comprising low level wc, pedestal wash hand basin with taps over, wall mounted radiator, partly tiled walls, laminate flooring.

### Lounge / Dining Area

Television point, data points, power points, wall mounted radiator, laminate flooring, inset ceiling spotlights, front aspect sash window, front aspect french door leading to a Juliet balcony.

### Kitchen

### Bedroom One

Power points, wall mounted radiator, side aspect roof lights, front aspect french door leading to a Juliet balcony.

### Bedroom Two

Power points, wall mounted radiator, front aspect sash window.

### Bathroom

Suite comprising low level wc, pedestal wash hand

basin with taps over, panelled bath with taps and shower over, all mounted radiator, partly tiled walls, side aspect roof light.

### Tenure & Charges

Leasehold

999 Years from 2001

Management Agent: Ash & Co.

Service Charge: Circa £2750.00 Per Annum

### Services

Mains water, electricity and drainage.

### Local Authority

Gloucester City Council

Tax Band: B

### Awaiting Vendor Approval

Details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.

### Agent Note

Please note the vendor has advised they will be extending the lease to 999 years and this is not currently in place at the moment.

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

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