



## 20 The Post House Eastern Avenue

Gloucester, GL4 3DX

**Offers in excess of £147,000**



This apartment represents a fantastic opportunity for those looking to embrace modern living in a beautifully designed space. Its location, combined with the luxurious open plan layout and additional benefits such as allocated parking and the NHBC warranty, make it a highly desirable property.

The accommodation comprises of: Entrance hall, OPEN PLAN Kitchen/Lounge/Diner, double bedroom & shower room.

Don't miss out on the chance to make this stunning apartment your new home. Contact us today to arrange a viewing and take the first step towards living in style and comfort.



### Secure Communal Entrance

Approached via secure front door, stairs to all floors.

### Entrance Hallway

Approached via front door, laminate flooring, telephone intercom, doors to all rooms.

### Open Plan Kitchen/Lounge/Diner 16'9" x 14'6" (5.12 x 4.42)

Two Upvc double glazed windows to front, eye & base level units with roll edge work tops, sink/drain, electric oven with induction hob & hood, built in appliances, laminate flooring, power points, recessed down lights.

### Bedroom 13'2" x 8'9" (4.02 x 2.67)

Two Upvc double glazed windows to front, power points.

### Bathroom 7'10" x 5'3" (2.40 x 1.62)

Modern suite comprising of double width shower cubicle, low level wc & pedestal wash hand basin, heated towel rail, recessed down lights.

### Outside

One allocated parking space.

### Tenure & Charges

Leasehold- 250 years from January 1st 2019.  
Management Company- Principle Estates

### Management

Ground Rent- £118 per year.

Maintenance Charges- £920 per year.

### Local Authority

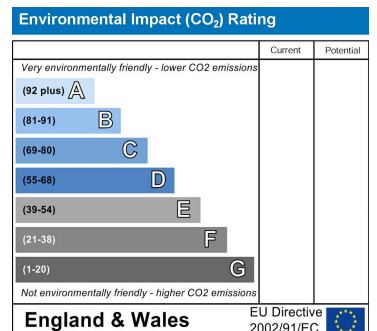
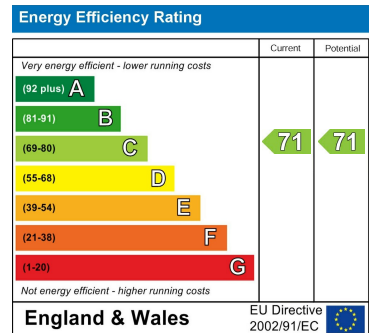
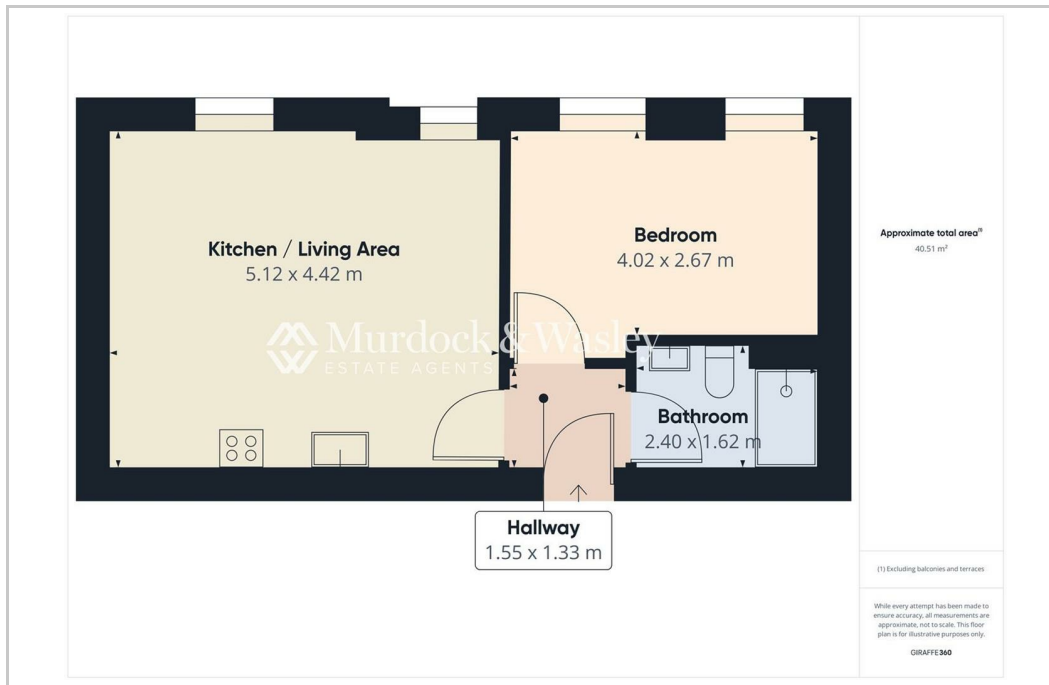
Gloucester City Council- Band B

### Services

Mains water, electricity & drainage.

### 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.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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