



## 37, The Post House Eastern Avenue

Gloucester, GL4 3DX

**Offers in excess of £130,000**



Murdock & Wasley Estate Agents are delighted to welcome to the open market this beautifully presented, one bedroom apartment, situated in the highly sought after "Post House".

Boasting an open plan kitchen/ living space and allocated off road parking whilst being positioned in a popular and convenient location, we highly advise an early viewing to avoid disappointment !





### Communal Entrance Hall:

Approached via front door, stairs to all floors, lift to all floors, postboxes for each apartment.

### Entrance Hall:

Accessed via solid wooden door, telephone door entry system, power points, inset ceiling spotlights, access to loft space via hatch, laminate flooring, doors to all rooms.

### Kitchen/ Living Area:

Range of base, wall and drawer mounted units, laminate worktop, one and half bowl single drainer stainless steel sink unit with mixer tap over. Appliance points, power points, Beko oven/ grill with four ring hob and extractor hood over, integral dishwasher, washer/ drier, tall fridge/ freezer and microwave.

Space for dining table, tv point, telephone point, inset ceiling spotlights, laminate flooring, electric radiator, three side aspect upvc double glazed windows with built in blinds.

### Bedroom:

Tv point, power points, electric radiator, two side aspect upvc double glazed windows with built in blinds.

### Shower Room:

Suite comprising step in double shower cubicle with electric shower, pedestal wash hand basin with mixer tap over, low level wc, partly tiled walls, electric stainless steel heated towel rail, shaver point, inset ceiling spotlights.

### Outside:

One allocated parking space, access to communal grounds.

### Tenure & Charges:

Leasehold: 250 years from 1 January 2019

Management Company: Principle Estates Management

Ground Rent: £124 per year. (charged annually)

Maintenance Charges: £1160.00 (charged quarterly in advance)

### Services:

Mains water, electricity and drainage.

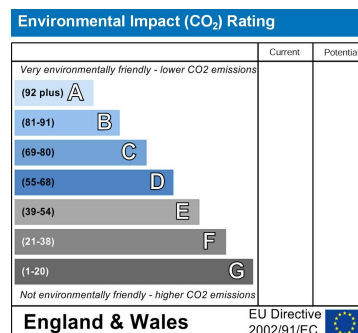
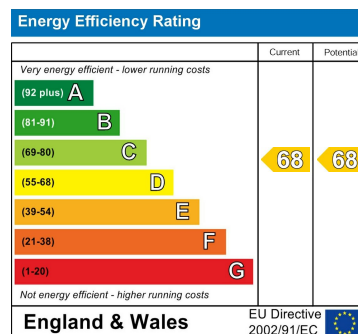
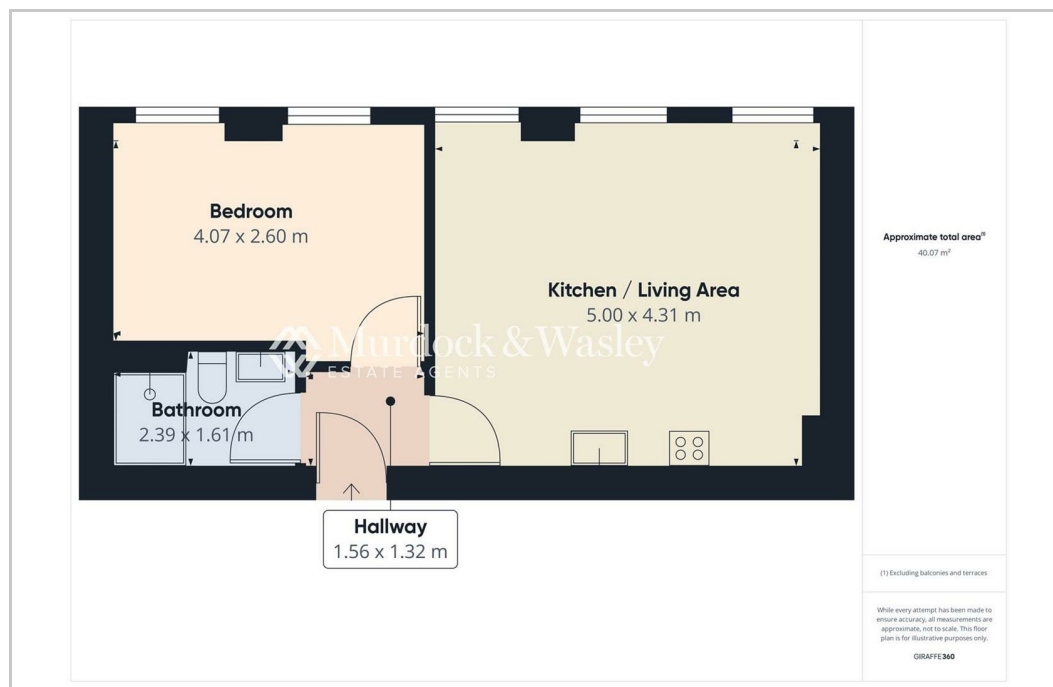
### Local Authority:

Gloucester City Council:

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.



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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