



24 The Post House Eastern Avenue , Gloucester, GL4 3DX

Offers over £170,000



Murdock & Wasley Estate Agents are delighted to present this impeccably presented two double bedroom, first floor apartment, perfectly situated within the prestigious 'Post House'.

Boasting an exceptional blend of space and contemporary style, this stunning residence features a generous open plan kitchen and living area, ideal for modern living and entertaining. Both spacious bedrooms offer comfort and versatility, perfectly suited to your lifestyle needs.

Offered with no onward chain and benefiting from two parking spaces, this exceptional apartment is not to be missed.



Communal Entrance

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

Entrance Hallway

Accessed via wooden fire door, telephone door entry system, power points, inset ceiling spotlights, wall mounted electric heater, doors lead off:

Kitchen / Diner / 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, oven/ grill with four ring induction hob and extractor hood over, integral dishwasher, washer/ drier, tall fridge/ freezer.

Space for dining table, tv point, telephone point, inset ceiling spotlights, laminate flooring, electric heater, front aspect upvc double glazed window.

Bedroom One

Power points, television point, wall mounted electric heater, front aspect upvc double glazed window.

Bedroom Two

Power points, television point, wall mounted electric heater, front aspect upvc double glazed window.

Bathroom

Suite comprising low level wc, pedestal wash hand basin with mixer tap over, panelled bath with taps and shower over, wall mounted heated towel rail, partly tiled walls.

Parking

Two parking spaces are allocated to the property.

Services

Mains water, electricity & drainage.

Tenure & Charges

Leasehold.

Management Company: Principle Estate Management Ltd.

Lease Length 250 years from July 2019.

Charges:

Maintenance Charge: Circa £1600 per annum.

Ground Rent: Circa £165 per annum.

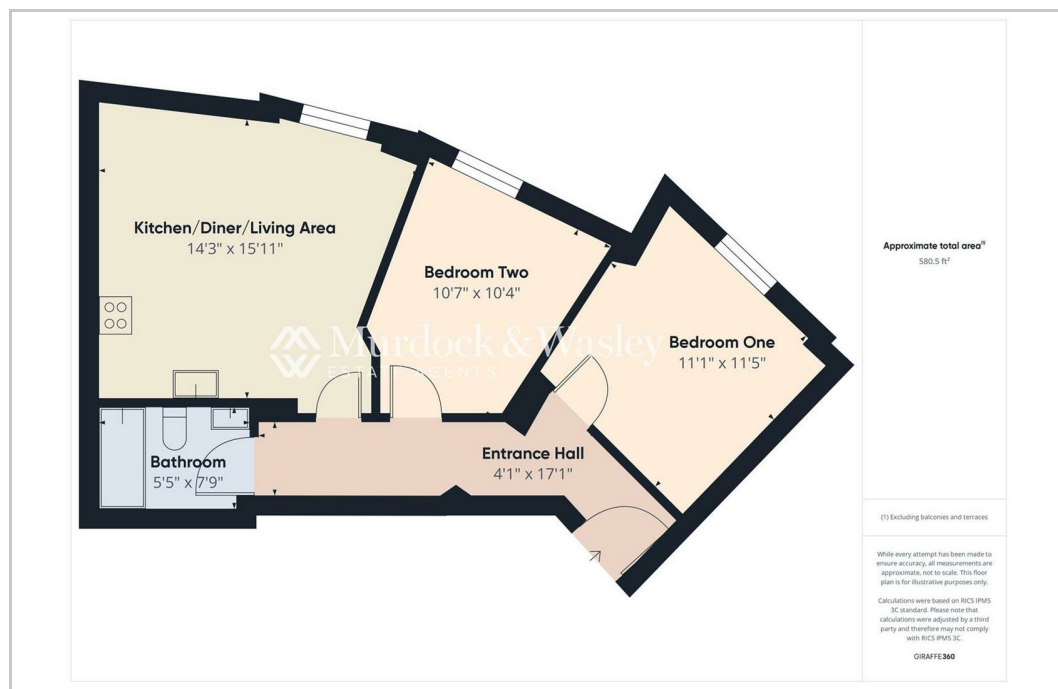
Local Authority

Gloucester City Council

Tax Band: C

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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

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.

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

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