



**Flat 38, The Post House Eastern Avenue, Barnwood GL4 3DX**  
**Offers Over £139,000**



# Flat 38, The Post House Eastern Avenue, Barnwood GL4 3DX

- A great first time buy
- Top floor apartment
- New home structural defect warranty with 5 years remaining
- Allocated parking space
- Leasehold
- Close to local amenities and motorway
- Kitchen with integrated appliances
- Chain Free
- Gloucester City Council Tax Band - A £1425.38 per annum (2024/25)
- EPC C70



59 Hucclecote Road, Hucclecote, Gloucestershire, GL3 3TL

01452 941950

[hucclecote@naylorpowell.com](mailto:hucclecote@naylorpowell.com)

[www.naylorpowell.com](http://www.naylorpowell.com)

## Offers Over £139,000

### Communal Entrance Hall

Coded door entry system, stairs to all floors, lift to all floors, and postboxes for each apartment.

### Private Entrance Hall

Doors to all accommodation, laminate flooring, entry phone system, loft access.

### Kitchen/Living/Dining Room

Two double-glazed windows to the front elevation, a range of matching wall and base units, inset 1 1/2 bowl sink, integrated fridge/freezer, slimline dishwasher, washer/dryer, single oven, induction hob with extractor hood over, integrated microwave. Wall-mounted electric heater.

### Bedroom

A double bedroom, with two double-glazed windows to the front Wall-mounted electric heater.

### Shower Room

Large walk-in shower, WC, wash hand basin, heated towel rail, and extractor fan.

### Outside

One allocated parking space and visitor parking. Access to communal grounds.

### Location

Located in the southeast of the historic Gloucester City Centre, The Post House is located in the popular

area of Barnwood. Various local amenities are close by. A short distance from access to the M5 provides ideal links to Cheltenham, Cirencester, and Bristol whilst a direct line to London Paddington can be located at Gloucester Station. The immediate locality offers various walks and open spaces within arguably one of Gloucester's most desirable established residential areas.

### Material Information

Tenure - Leasehold, 250 years remaining from 01/01/2019 on the lease. The ground rent review period is every 21 years from 2019. Ground rent is £120 per year. Service charge £784 per year. Building insurance £203.41 per year. Service charge review period is monitored and reviewed each year. Management company is Principe Estate Management.

Council Tax Band A

Gloucester City Council - £1425.38 per annum 2024/25

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

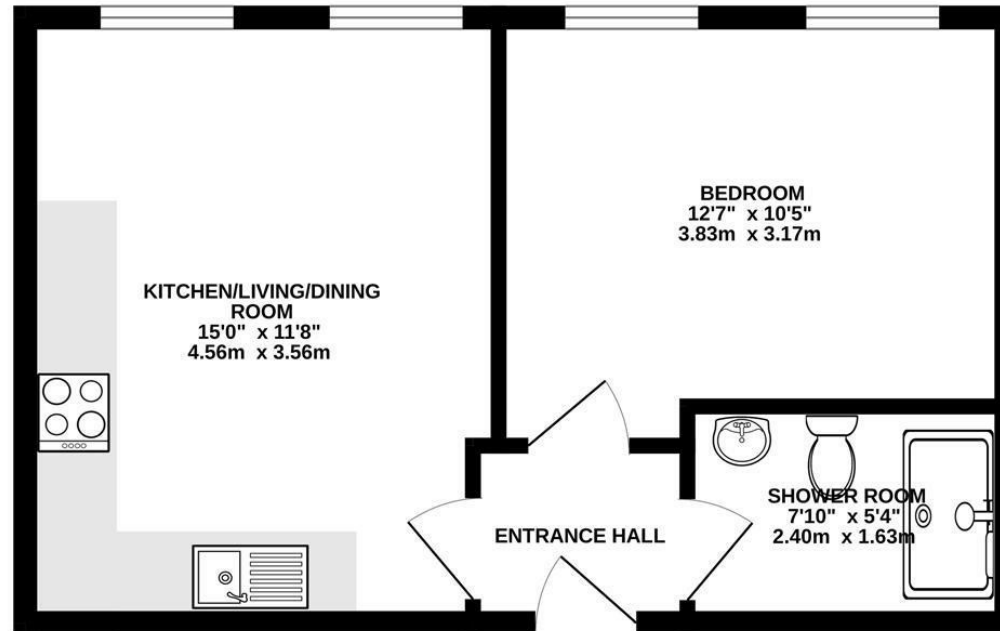
Heating: Electric

Broadband speed: Standard 6 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps

Mobile phone coverage: Vodafone (Likely), EE (Limited), Three (Limited) and O2 (Likely)



SECOND FLOOR  
363 sq.ft. (33.7 sq.m.) approx.



TOTAL FLOOR AREA : 363 sq.ft. (33.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.

Energy Efficiency Rating		Current	Potential
192-210k	A		
161-191	B		
129-160	C	70	70
105-128	D		
81-104	E		
57-80	F		
33-56	G		
All energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



