



**Flat 23, The Post House Eastern Avenue, Barnwood GL4 3DX**  
**£172,500**





# Flat 23, The Post House Eastern Avenue, Barnwood GL4 3DX

• A great first time buy or buy to let investment with a potential rental income of £1,200 pcm • New home structural defect warranty with 5 years remaining • Two allocated parking spaces and visitors spaces • Kitchen with integrated appliances • Two double bedrooms • First floor apartment • Chain free • Leasehold 244 years remaining • Gloucester City Council Tax Band - C £1990.01 per annum (2025/26) • EPC rating C73



59 Hucclecote Road, Hucclecote, Gloucestershire, GL3 3TL

**£172,500**

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## 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, electric panel heater, entry phone system.

## Kitchen/Living/Dining Room

Double glazed window to front elevation, the Kitchen comprises a range of modern matching wall and base high gloss units with laminate work surface over and matching upstands, inset 1 1/2 bowl stainless steel sink with mixer tap and drainer unit, integrated appliances to include fridge freezer, electric hob and oven with stainless steel extractor hood over, microwave, slimline dishwasher and washer/dryer, inset ceiling spotlights, hot water cylinder, electric heater, laminate flooring.

## Bedroom One

Double glazed window to front elevation, electric heater.

## Bedroom Two

Double glazed window to front elevation, electric heater.

## Bathroom

Bath with shower over, wash hand basin with mixer tap, WC, electrically heated towel rail, metro tiled splash backs, contemporary vinyl flooring, and inset ceiling spotlights.

## Outside

Two allocated parking spaces 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 from 27/06/2019, 244 years remaining. Ground rent is £160 per year and the review period is every year. Service charge £1368 per year and the review period is monitored and reviewed each year. There are two Management companies- Pier for ground rent and building insurance and Principle for maintenance.

Council Tax Band C

Gloucester City Council - £1990.01 per annum 2025/26

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

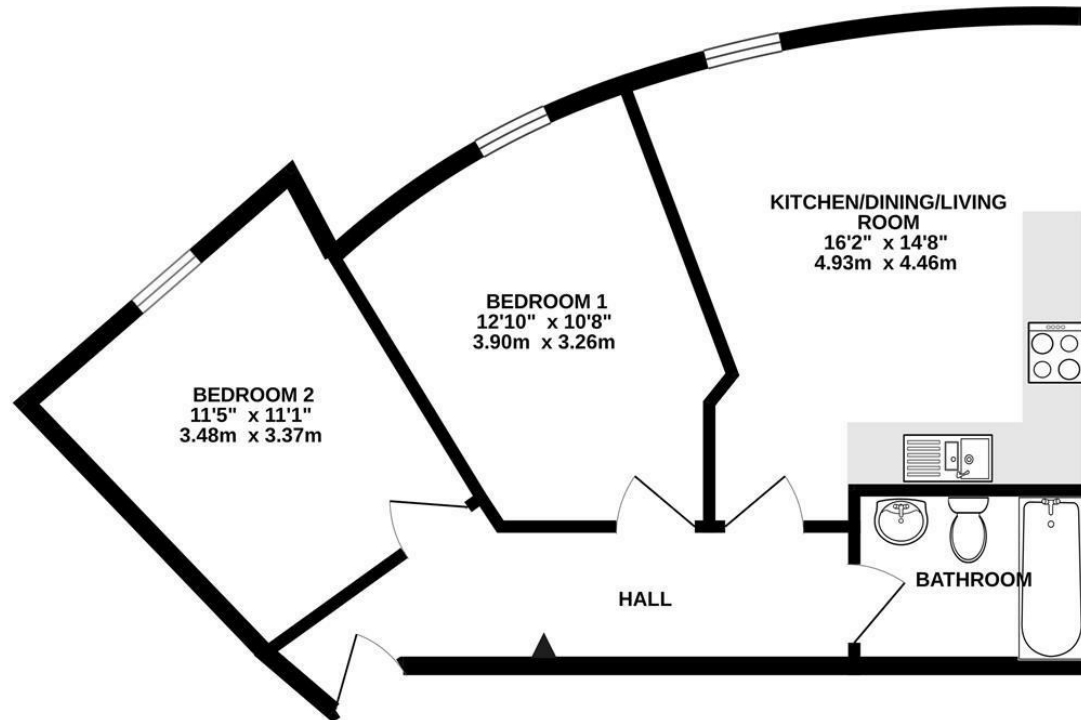
Heating: Electric

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

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



GROUND FLOOR  
539 sq.ft. (50.1 sq.m.) approx.



TOTAL FLOOR AREA : 539 sq.ft. (50.1 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
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C	73	73
55-65	D		
45-54	E		
35-44	F		
21-34	G		
1-20			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	





