



Flat 16 The Post House, Eastern Avenue, Gloucester, Gloucestershire, GL4 3DX

£142,000



  
**Farr & Farr** Sales Lettings 

**Flat 16 The Post House, Eastern Avenue, Gloucester, Gloucestershire, GL4 3DX**

**£142,000**

**A MODERN ONE BEDROOM GROUND FLOOR APARTMENT WITH OFF ROAD PARKING.**

The Post House is situated in the popular & convenient location of Barnwood, with good local schools, amenities and motorway close by.

The property has been very well maintained in its current ownership and offers practical accommodation that would suit a first time buyer or investor.

[www.farrandfarr.co.uk](http://www.farrandfarr.co.uk)

#### **COMMUNAL ENTRANCE HALL**

Coded door entry system. Beautiful feature staircase to all floors. Lift to all floors. Postboxes for each apartment.

#### **ENTRANCE HALLWAY**

Intercom. Electric Radiator. Concealed fuse box & meters.

#### **KITCHEN/LIVING AREA 18' 0" x 13' 4" (5.48m x 4.06m)**

Two double glazed windows to the front elevation. A range of wall and base units. Stainless steel inset 1 1/2 bowl sink. Integrated fridge/freezer. Dishwasher. Washer/dryer. Induction hob with extractor hood over. Single Oven. Integrated microwave. Radiator.

#### **BEDROOM 11' 2" x 11' 0" (3.40m x 3.35m)**

Double glazed window. Radiator.

#### **BATHROOM**

Fully tiled large walk-in shower. Low level WC. Pedestal wash hand basin. Shaving point. Stainless steel heated towel rail. Extractor fan.

#### **EXTERIOR**

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

#### **AGENTS NOTE**

COUNCIL TAX: B

EPC: D

#### **LEASEHOLD DETAILS:**

244 Years remaining.

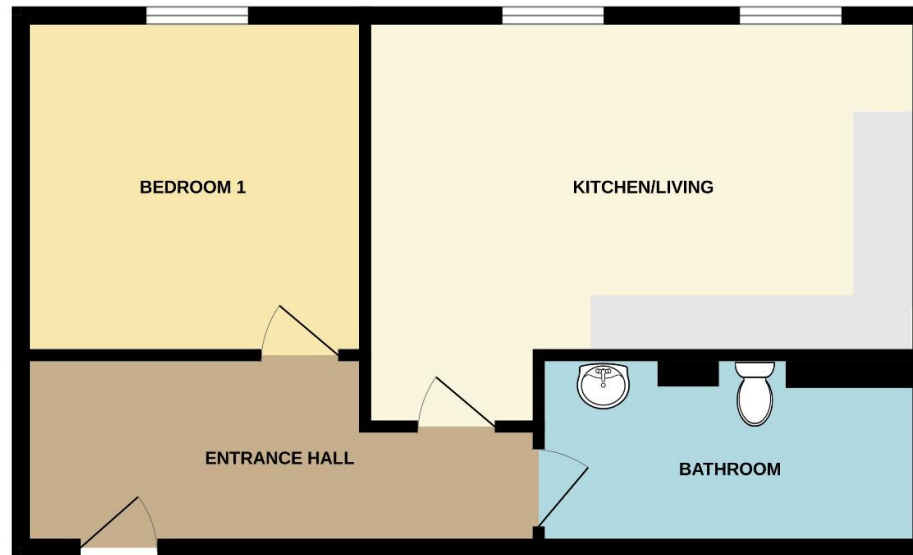
Annual Ground Rent: £108.00

Service Charge: £230.60 paid quarterly.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	66 D
39-54	E		
21-38	F		
1-20	G		



## GROUND FLOOR



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.  
Made with Metropix ©2024

These particulars are set out as a general outline and does not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs.

**City Centre**  
2a Worcester Street  
Gloucester GL1 3AA  
☎ 01452 500025  
✉ enquiries@  
farranfarr.co.uk

**Hucclecote**  
50 Hucclecote Road  
Gloucester GL3 3RT  
☎ 01452 613355  
✉ hucclecote@  
farranfarr.co.uk

**Longlevens**  
125 Cheltenham Road  
Gloucester GL2 0JQ  
☎ 01452 380444  
✉ longlevens@  
farranfarr.co.uk

**Lettings**  
40 Oxstalls Way  
Gloucester GL2 9JQ  
☎ 01452 238298  
✉ lettings@  
farranfarr.co.uk