



SALES & LETTINGS



Eastern Avenue, , Gloucester
Gloucestershire GL4 3DX

£220,000

- Stunning Top Floor Flat
- Two Double Bedrooms
- En-suite and Bathroom
- Open Plan Living Space
- Fully Integrated Kitchen & Island
- Flooded with Light Throughout
- Zonal Under Floor Heating
- Allocated Parking Space and Bike Store

The Property

Positioned within the historic Post House development in Gloucester, this exceptional top floor apartment combines character and contemporary luxury to create a truly impressive home.

Offering two generous double bedrooms and finished to a high specification throughout, the property is ideal for professionals, downsizers or investors alike.

The apartment boasts a stylish open plan living space with high end finishes throughout, seamlessly blending modern design with the charm of this iconic building.

The contemporary kitchen is beautifully appointed with quality fitted units and integrated appliances and Quartz worktops, while the spacious lounge and dining area provides the perfect setting for both relaxing and entertaining.

Both bedrooms are well proportioned doubles, complemented by a sleek and modern bathroom and En-suite. Further benefits include underfloor heating throughout, creating a warm and comfortable living environment all year round.

Externally, the property benefits from an allocated parking space, adding further convenience to this desirable city location.

Situated within easy reach of Gloucester City Centre, Gloucester Quays, transport links and a range of local amenities, this superb apartment offers stylish living within one of Gloucester's most recognisable historic buildings.

Lease Length Remaining – 244 years
Ground Rent - £205 per annum
Service Charge - ££1376.72 per annum



Directions

SATNAV postcode GL4 3DX

Tenure Leasehold

Local Authority Gloucester

Services Electric, Mains Drainage and Water are all believed to be connected to the property.

Council tax band C





Approximate total area^m
72.1 m²
776 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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