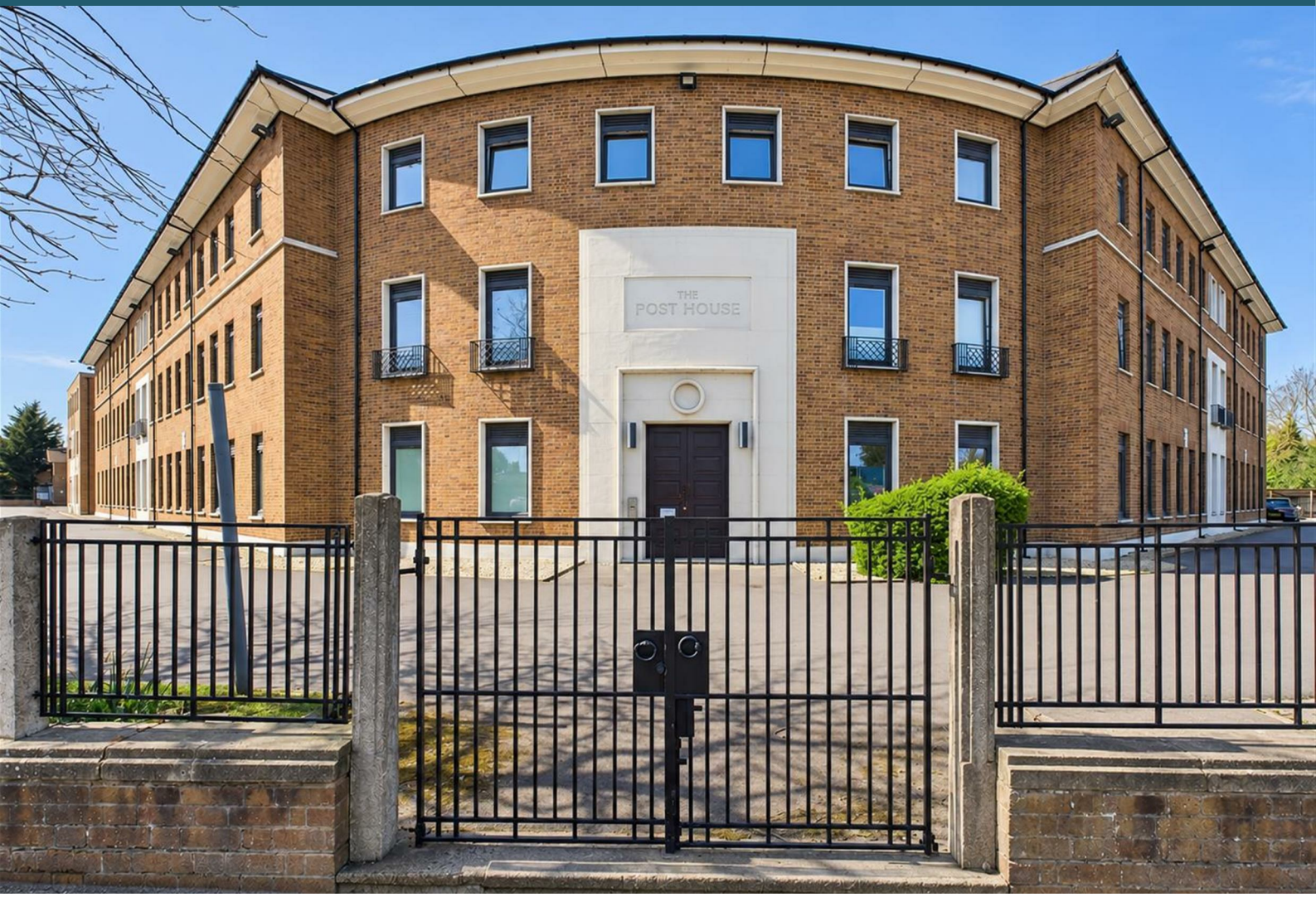
Murdock & Wasley
ESTATE AGENTS



Flat 38, The Post House Eastern Avenue

Gloucester, GL4 3DX

Offers in excess of £130,000

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Murdock & Wasley Estate Agents are delighted to introduce this beautifully presented one bedroom apartment, situated within The Post House. Ideally positioned with easy access to Gloucester City Centre, a range of local amenities and major transport links, including the M5.

The apartment offers bright and modern accommodation comprising an open plan kitchen/living area with integrated appliances, a spacious double bedroom and a well-appointed shower room.

Further benefits include an allocated off-road parking space, making this an ideal opportunity for first-time buyers, professionals or investors.







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

Entrance Hall
Power points, access to loft space, inset ceiling spotlights, laminate flooring. Doors lead off:

Kitchen/Living Area
Range of base, drawer and wall mounted units, laminate worksurfaces, one and a half bowl sink unit with mixer tap over. Appliance points, power points, integral oven, microwave, dishwasher and washer/dryer. Decorative wall panelling, electric heater, laminate flooring, two upvc double glazed windows.

Bedroom
Power points, electric heater, two upvc double glazed windows.

Bathroom
Suite comprising double step in shower cubicle with shower off the mains over, low level wc, pedestal wash hand basin with mixer tap over. Partly tiled walls, tiled splashback, heated towel rail, laminate flooring.

Tenure & Charges
Leasehold.

Lease Term: 250 years from 1 January 2019

Management Company: Principle Estates Management

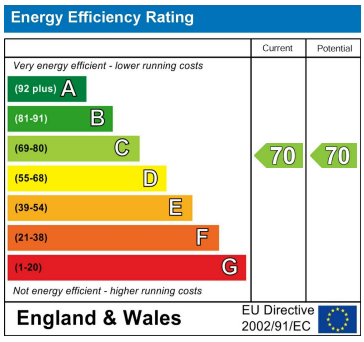
Ground Rent: £120.00 per annum
Maintenance Charges: £965.67 per annum

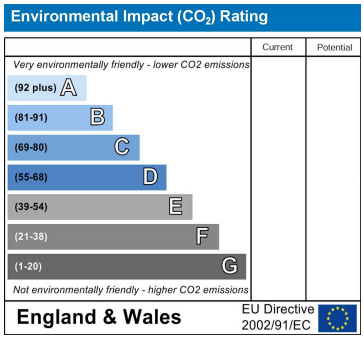
Servcies
Mains water, electricity and drainage.

Local Authority
Gloucester City Council.
Council Tax Band: A

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.







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 firms 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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