



SALES & LETTINGS



Eastern Avenue, Barnwood, Gloucester
Gloucestershire GL4 3DX

£140,000

- Hugely Desirable Location
- Fantastic First Time Home or Buy to Let Investment
- Historic Building with Amazing Architecture Throughout
- Fitted Kitchen with Dishwasher, Fridge/Freezer and Microwave
- Allocated Parking Space
- Secure Bike Store
- Conveniently Located, Just minutes from Local Shops, Bus Routes and M5
- 360 Virtual Tour Available

The Property

TG Sales and Lettings are delighted to offer this beautifully presented one-bedroom ground-floor flat with an allocated parking space.

Previously the Royal Mail sorting office, this iconic building was converted in 2018 into what is now a hugely desirable and well-known Apartment building. With original features stretching from the main entrance through to the communal areas, the architecture is so impressive.

The property boasts an open-plan living area with a modern kitchen, a double bedroom, and a contemporary shower room. With light filtering through the entire building, the running theme of large windows allows for a warm and airy feel throughout.

The location is equally desirable, with quick links into and out of the City. The M5 and Cheltenham are a short drive away, and Public transport is available on the doorstep.

Call us now to arrange a viewing to see more of this impressive building and the accommodation within.

AGENTS NOTE - Leasehold GROUND RENT £108 per year QUARTERLY SERVICE CHARGE £275.93
LENGTH OF LEASE 200 years from 1st January 2019



Situation

Directions

SATNAV postcode GL4 3DX

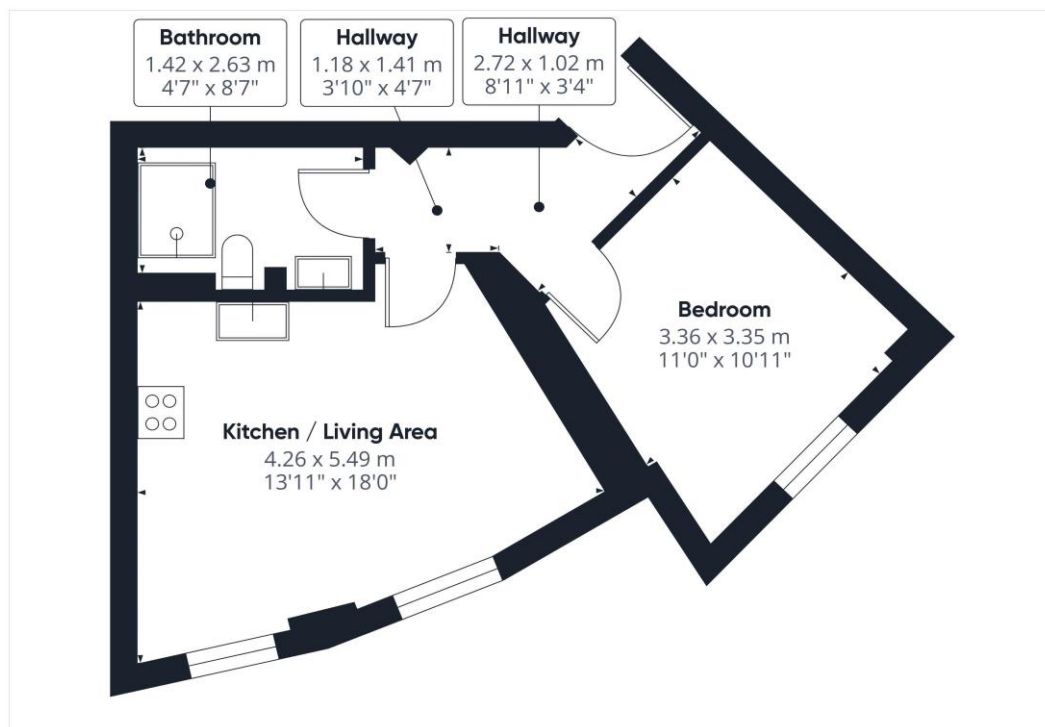
Tenure Leasehold

Local Authority Gloucester

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

Council tax band B





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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		

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