

**TG**

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

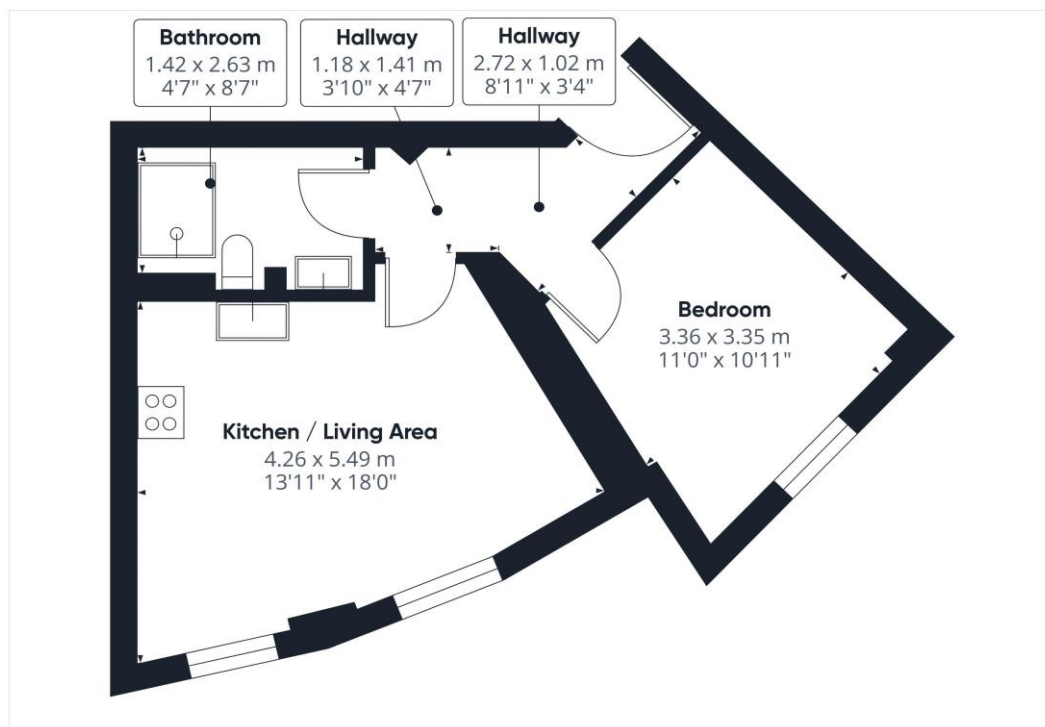
### Tenure Leasehold

**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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