



Flat 3 The Post House Eastern Avenue, Gloucester, Gloucestershire,
GL4 3DX
£127,500

CHOSEN
ESTATE AGENTS

THE PROPERTY

Chosen Estate Agents are delighted to present this beautifully finished one bedroom apartment, located within the impressive converted building 'The Post House', just a short distance from Gloucester city centre.

This modern apartment combines the character of a historic conversion with the comfort and efficiency of contemporary living. The accommodation comprises a welcoming entrance hallway leading to a bright and spacious open-plan kitchen/living area. The kitchen is fitted with high-quality gloss units and integrated appliances including an oven, hob, extractor, microwave, and fridge/freezer — perfect for modern, low-maintenance living.

The double bedroom offers a peaceful retreat with plenty of space for wardrobes and additional furniture, while the stylish bathroom features a modern white suite with shower over bath, vanity basin, and sleek tiling.

Throughout, the property is finished to an excellent standard with wood-effect flooring, neutral décor, and large double-glazed windows allowing natural light to flood the space.

The Post House is a well-maintained and sought-after development offering residents allocated parking and excellent access to local amenities, Gloucester Quays, the city centre, and major transport links including the M5 motorway.

This apartment would make an ideal first-time buy, downsizing opportunity, or investment property.

Agents Note.
Leasehold.
Lease: 250 years from January 1st 2019.
Management Company- Principle Estates Management
Ground Rent- £118 per year.
Maintenance Charges- £920 per year.
EPC Rating: C69
Council Tax Band: B

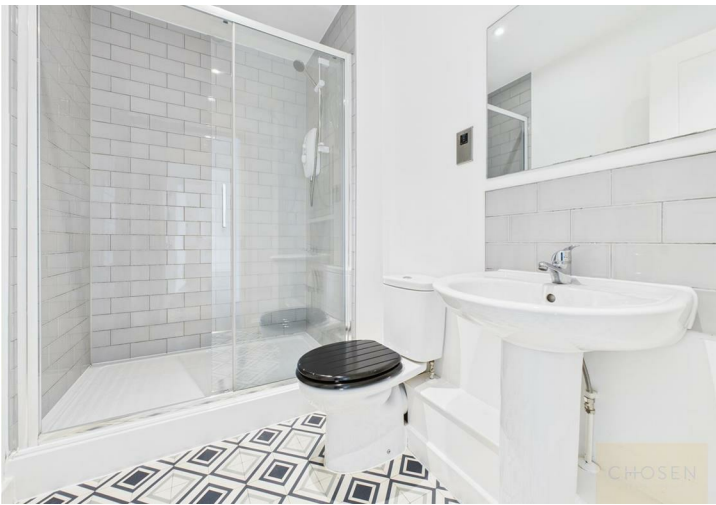
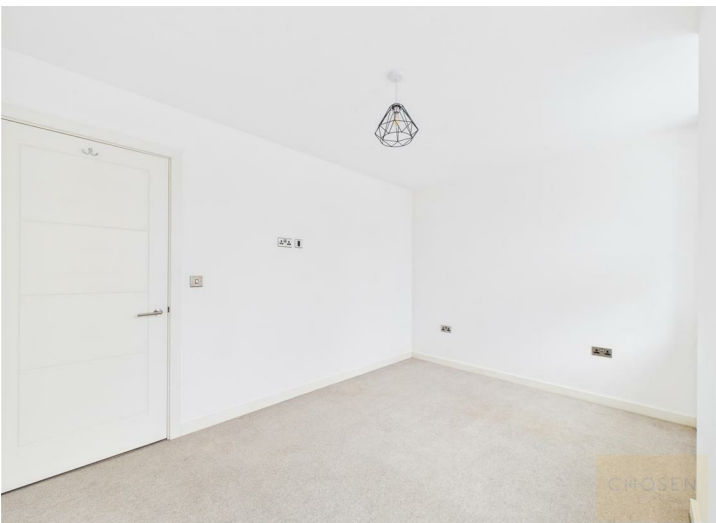
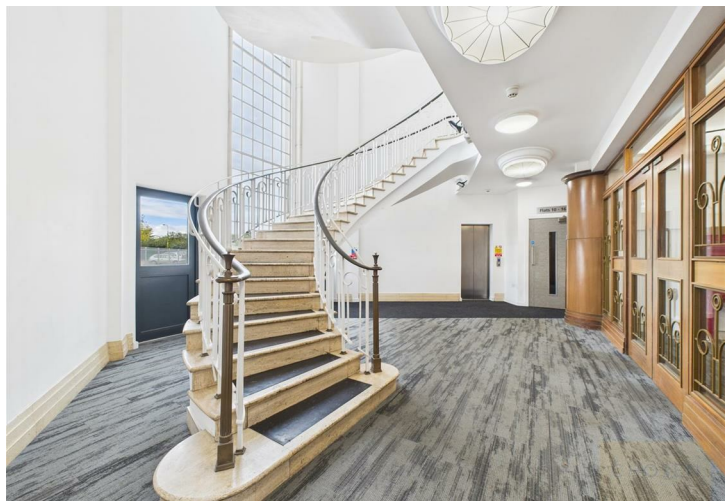
Broadband (estimated speeds)
Standard 6 mbps
Superfast 80 mbps
Ultrafast 1800 mbps

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- Modern, Attractive One Bedrom Apartment
- Convenient Location For City Centre And Transport Links
- Great First Time Purchase Or Buy To Let Investment (Potential Rental Income Of £895)
- EPC Rating: C69
- Ground Floor
- Allocated Off Road Parking Sace
- No Onward Chain
- Council Tax Band: B

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	69
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





Approximate total area⁽¹⁾
441 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.

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