



## Avonside House, East Station Road, Fletton Quays, Peterborough, Cambs, PE2 8ST

Fletton Quays - 2nd Floor Apartment - 2 Double Bedrooms - En Suite Shower Room & Bathroom - Open Plan Kitchen/Diner/Lounge - Balcony - Gated Parking Space - No Upward Chain - Leasehold - In Excess of 990 years, Ground Rent £221, Annual Service Charge £1350 (estimated & subject to change) - Call To View - (01354) 696700

**£225,000**



## Ground Floor

### Kitchen/Diner/Lounge

7.93m (26') x 4.38m (14'4")

Hardwood front door and double glazed sliding doors leading to the balcony, fitted with a matching range of base and eye level units with under lighting, quartz stone worktop space over, sink with a single drainer, curved tap with clip hose extension, integrated soap dispenser, instant hot water tap with cold water filter, integrated fridge/freezer, dishwasher and washer/dryer, built in electric oven and electric hob with extractor hood over, radiators, light oak strip wood flooring.

### Master Bedroom

5.01m (16'5") x 2.92m (9'7")

Full height double glazed window to the rear, fitted with a built-in double wardrobe with full-length mirrored sliding doors, hanging rails and shelving, radiator.

En-suite 2.30m (7'7") x 2.04m (6'8")

Walk in shower, wash hand basin, WC with hidden cistern, smart mirror with light and demister, digital taps shower and sink, walnut vanity unit with black porcelain worktops and

storage. Heated towel rail, tiled flooring.

### Bedroom 2

4.36m (14'4") x 2.67m (8'9")

Full height double glazed window to the rear, radiator.

### Bathroom

2.26m (7'5") x 2.04m (6'8")

Bath, wash hand basin, WC with hidden cistern, smart mirror with light and demister, digital taps on the bath and sink, walnut vanity unit with black porcelain worktops and storage, Heated towel rail with tiled flooring.

### Balcony - Balcony

6.88m (22'7") x 1.19m (3'11")

### Outside

To the front of the property there is a video entry system, main entrance with foyer and lift, steps leading to the communal gardens and views of the embankment and cathedral.

## Agents Note:

Leasehold - In Excess of 990 years, Ground Rent £350, Annual Service Charge £1350

In accordance with Section 21 of the Estate Agents Act 1979, we are obliged to inform prospective purchasers that the Vendor is a Director of T Payne & Co, a service change and ground rent will be also applicable to this property.

EPC Rating - B



Call to arrange a viewing **01354 696700**

**T Payne & Co**  
SALES & LETTINGS

Agents Notes: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.