



Offers in the region of £240,000
Kitson House, FLETTON QUAYS, East Station Road,
PE2



ESTATE AGENTS

 2
Bedrooms

 2
Bathrooms



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Edward Stuart is thrilled to unveil this exquisite third-floor apartment, a true gem nestled in the heart of the city. As you step inside, be captivated by an open-plan living area awash with glorious natural light, creating a luminous, breezy ambiance, perfect for unwinding or entertaining guests in style.

This south facing property is perfect for a contemporary style of living in the heart of Peterborough city centre.

Upon entering, you are met with a large living/dining area alongside a sleek, modern kitchen - ideal for entertaining. The floor-to-ceiling windows are a stunning feature of this property making the space inviting and airy. Following through, there is a large balcony allowing space for stylish garden furniture, potential balcony foliage and lovely views of the River Nene.

Generous in comfort and luxury, the bedrooms are adorned with plush carpets and ample storage. The master suite specifically is a true retreat; boasting a high-spec ensuite with a walk-in shower allowing to wind down in luxury. You can also choose to relax in the secondary bathroom when the option of a bath is preferred

Step outside to enjoy beautifully landscaped gardens and inviting communal seating areas, ideal for basking in the serene riverside vistas. With secure entry and allocated parking, this apartment seamlessly blends sophistication with convenience.

Perfectly positioned within walking distance of Peterborough's vibrant city centre, you'll have immediate access to an array of shops, restaurants, and amenities, placing everything you need at your doorstep. Don't miss your chance to own this exceptional, luxurious haven. Schedule your viewing today and experience the lifestyle you deserve!

Entrance Hall

Doors to;

Family Bathroom

This luxurious family bathroom features top-of-the-line amenities including a Fascino digitally controlled Smart Tap, a Smart mirror with LED lighting and other convenient features, a stylish walnut vanity unit with integrated storage, a RAK Ceramics basin and toilet with hygiene features, a Fascino Smart Shower, and heater chrome towel rails for added comfort. The ensuite is elegantly designed with RAK Ceramics porcelain wall and floor tiles, and low-level LED strip lighting for a modern and sophisticated look.

Bedroom 2 *4.06m x 3.15m (13' 4" x 10' 4")*
Double glazed uPVC box window , radiator.

Kitchen/Lounge/Diner *6.48m x 4.06m (21' 3" x 13' 4")*

This contemporary space embodies both sophistication and practicality. The stylish Zanussi stainless steel electric fan oven and induction hob effortlessly simplify the cooking process, complemented by the Caple stainless steel chimney extractor to maintain a clean and pleasant environment. The Oakwood Kitchens designer units seamlessly house the Zanussi integrated appliances ensuring a cohesive look throughout the space. The quartz stone worktops and upstands, offer a stunning and durable surface for food preparation, while the stainless steel splashback adds a modern touch to the room. The Fascino stainless steel sink with a spacious single bowl and elegant curved tap with clip-on hose-spray extension transforms washing up into a delightful task. A standout feature of this area is the inclusion of a Fascino instant boiling water tap, integrated stainless steel soap dispenser, combining convenience and elegance in one space. Natural light floods in from the balcony and large windows, offering serene views and enhancing the overall ambiance of the room. The following appliances are integrated; *Fridge/Freezer *Washer/Dryer *Dishwasher

Bedroom 1 *5.23m x 3.45m (17' 2" x 11' 4")*
Double glazed uPVC window, integrated wardrobe, radiator, door to;

En-Suite

This stunning en-suite features top-of-the-line amenities including a Fascino digitally controlled Smart Tap, a Smart mirror with LED lighting and other convenient features. A stylish walnut vanity unit with integrated storage, a RAK Ceramics basin and toilet with hygiene features, a Fascino Smart Shower, and heater chrome towel rails for added comfort. The ensuite is elegantly designed with RAK Ceramics porcelain wall and floor tiles, and low-level LED strip lighting for a modern and sophisticated look. Walnut vanity unit with integrated storage space and black porcelain worktop RAK Ceramics basin RAK Ceramics Hygiene WC with RAKRimless pan and soft close ergonomic design seat Fascino Smart Shower Heater chrome towel rails RAK Ceramics porcelain wall and floor tiles low-level LED strip lighting

Outside

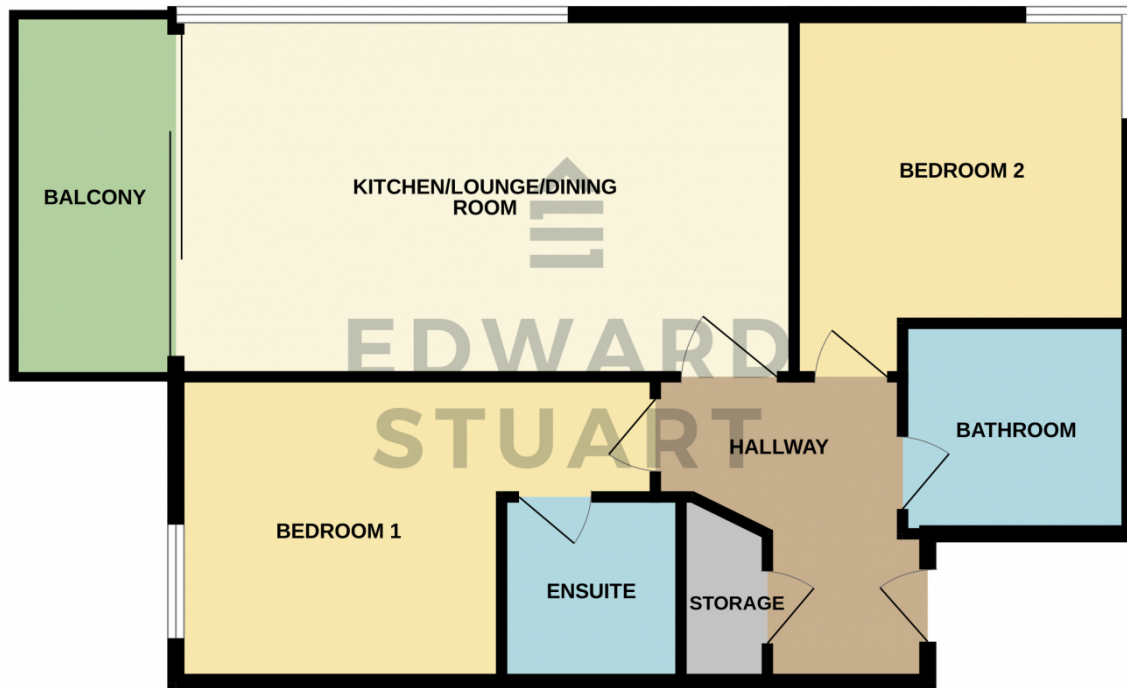
Outside, residents of this development can enjoy the landscaped gardens and communal seating areas, perfect for enjoying the riverside views. With entry and an allocated space in a secure car park, this apartment offers both style and convenience.



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FLOOR PLAN



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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