



KITSON  
HOUSE

610 East Station Road  
Fletton Quays PE2 8UD  
£260,000

2 2 1 B

## 610 East Station Road

### Fletton Quays PE2 8UD

Beautifully presented, this modern top floor apartment situated in the heart of the city with views of the river Nene and close proximity to the train station. This stunning property consists of a spacious open plan living room, with a fitted kitchen fully integrated with appliances consisting of a washing machine, dishwasher, microwave and a fridge/freezer. The fully equipped kitchen leads to a great sized balcony with panoramic views. The property has two sizeable double bedrooms with entrances directly from the living area, each with their own modern En-suites.

Entrance to Kitson House is via an entry controlled front door which leads into a generous sized lobby area with stairs and lifts providing access to all floors.

There is allocated secure parking for one vehicle with key fob access.

Council Tax : B  
Ground Rent: £350.00 Annually  
Service Charge: £1842.14 Annually





Open Plan Living Area  
21'11" x 19'6" max (6.70m x 5.95m max)

Bedroom One  
15'1" x 11'1" max (4.60m x 3.38m max)

Bedroom Two  
11'10" x 10'11" (3.63m x 3.35m)

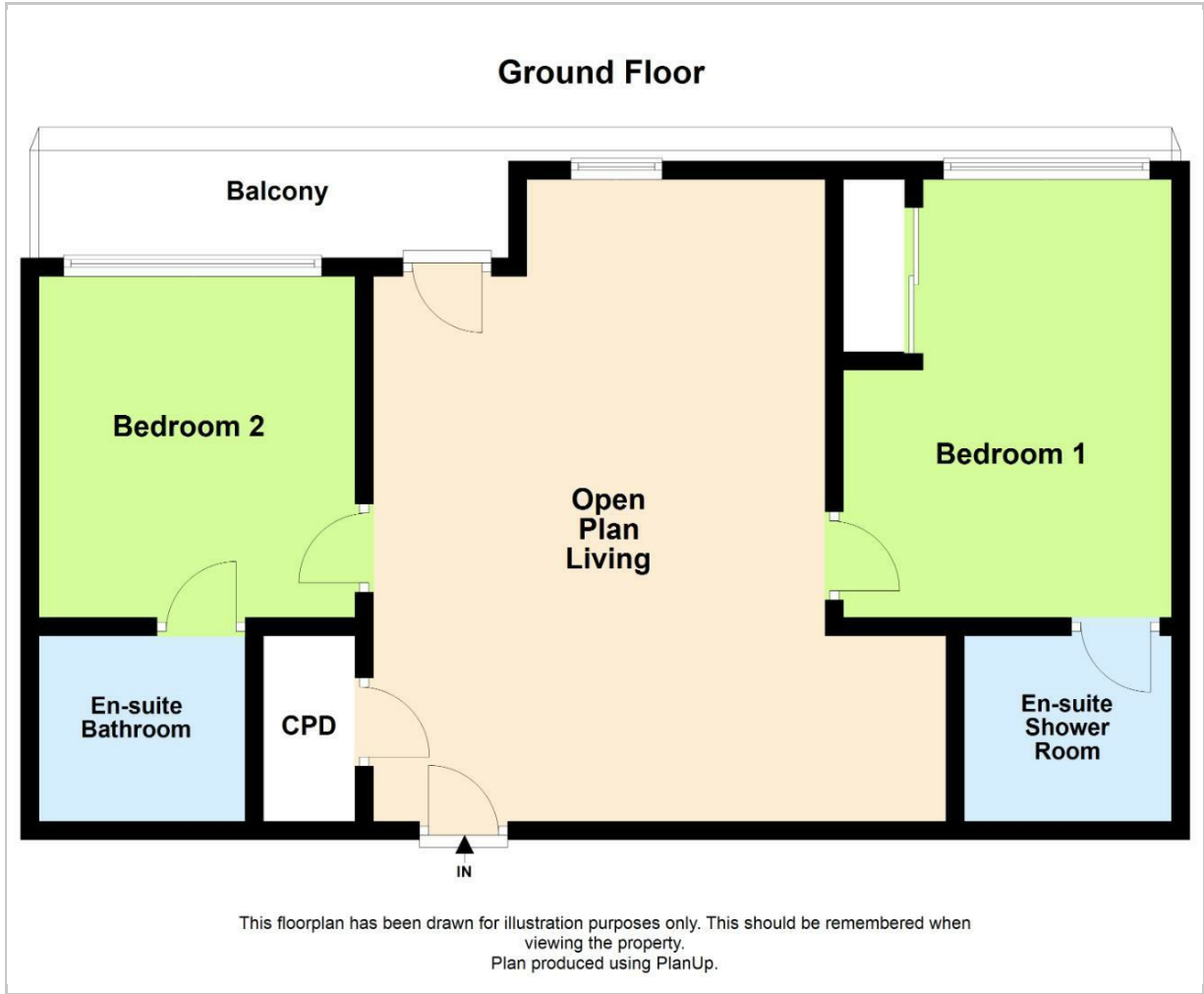
En-suite Shower Room

En-Suite Bathroom

Balcony



Floor Plan



Viewing

Please contact our Peterborough Office on 01733 834727 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

