



611 Avonside House, East Station Road, Fletton Quays,
Peterborough, PE2 8UA

 **NEWTON FALLOWELL**

2 2 1

Key Features

- Luxury Sixth Floor Apartment
- TWO DOUBLE BEDROOMS
- Stunning Open Plan Living Dining Kitchen
- Balcony Seating Area
- EN-SUITE & BATHROOM
- ALLOCATED PARKING SPACE
- City Centre Position
- EPC Rating B
- Leasehold

Guide Price £230,000 - £240,000





A modern, luxury sixth floor apartment benefiting from TWO DOUBLE BEDROOMS, an EN-SUITE, as well as ALLOCATED PARKING, situated within the city centre of Peterborough within walking distance of the train station and amenities. The apartment benefits from LIFT ACCESS from the communal entrance, with the well presented accommodation comprising of a stunning open plan living dining kitchen, with the modern kitchen boasting integrated appliances to include Zanussi fridge freezer, dishwasher, washing machine, oven and hob, a balcony seating area overlooking the river and cathedral, two double bedrooms with the main bedroom benefiting from a useful built-in wardrobe and an en-suite shower room, whilst a further contemporary bathroom services the second bedroom. The apartment also benefits from blinds (Hillarys) and curtains, a water softener and gas central heating, with the boiler having been serviced annually. Outside there is a communal garden to be enjoyed, in addition to an allocated underground secure parking space accessed via electric gates.

Living Dining Kitchen 3.28m x 7.52m (10'10" x 24'8")

Balcony 2.97m x 1.5m (9'8" x 4'11")

Bedroom One 2.78m x 5.45m (9'1" x 17'11")

En-Suite 1.98m x 2.28m (6'6" x 7'6")

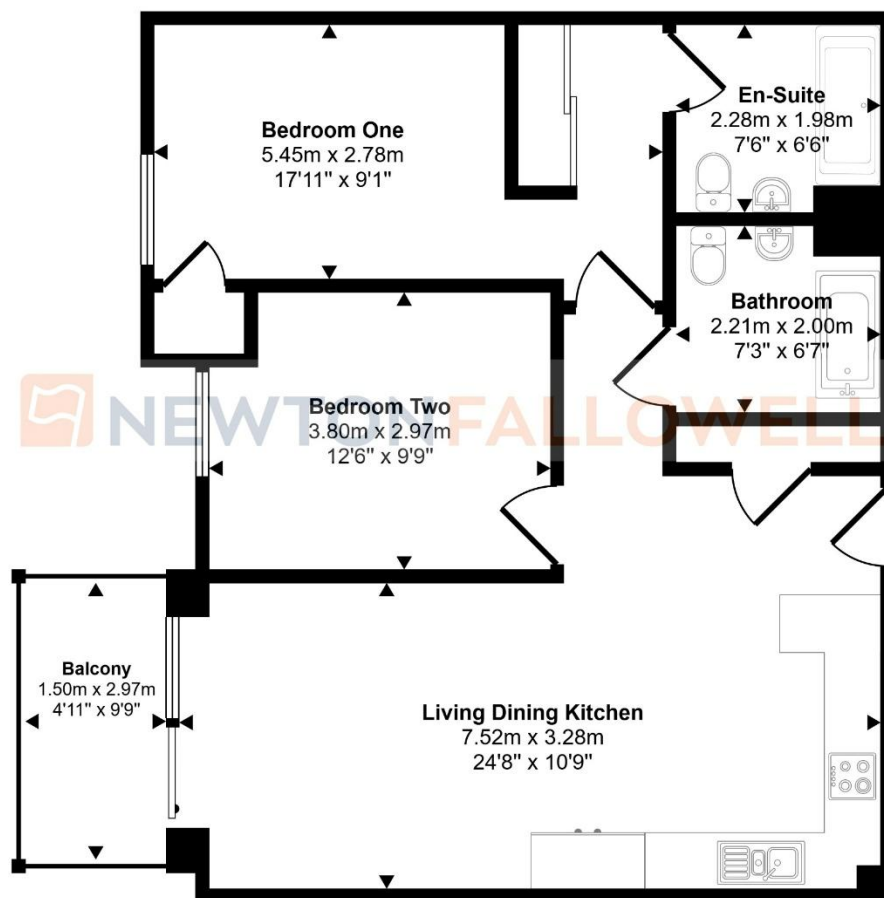
Bedroom Two 2.97m x 3.8m (9'8" x 12'6")

Family Bathroom 2m x 2.21m (6'7" x 7'4")

Lease

We have been advised that there are approximately 994 years remaining on the lease, with a ground rent payable of £175 every six months and a service charge payable of £512.12 every six months, equating to an annual cost of £1,374.24.

Approx Gross Internal Area
70 sq m / 755 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

COUNCIL TAX INFORMATION:

Local Authority: Peterborough City Council
Council Tax Band: B

AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £62 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.



SCAN ME