



Avonside House East Station Road, Fletton Quays Peterborough  
**Offers in Excess of £220,000 Leasehold**

**Sharman  
Quinney**



# Key Features

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999 Years remaining as of 01 Jul 2018

£350.00 Ground Rent pcm

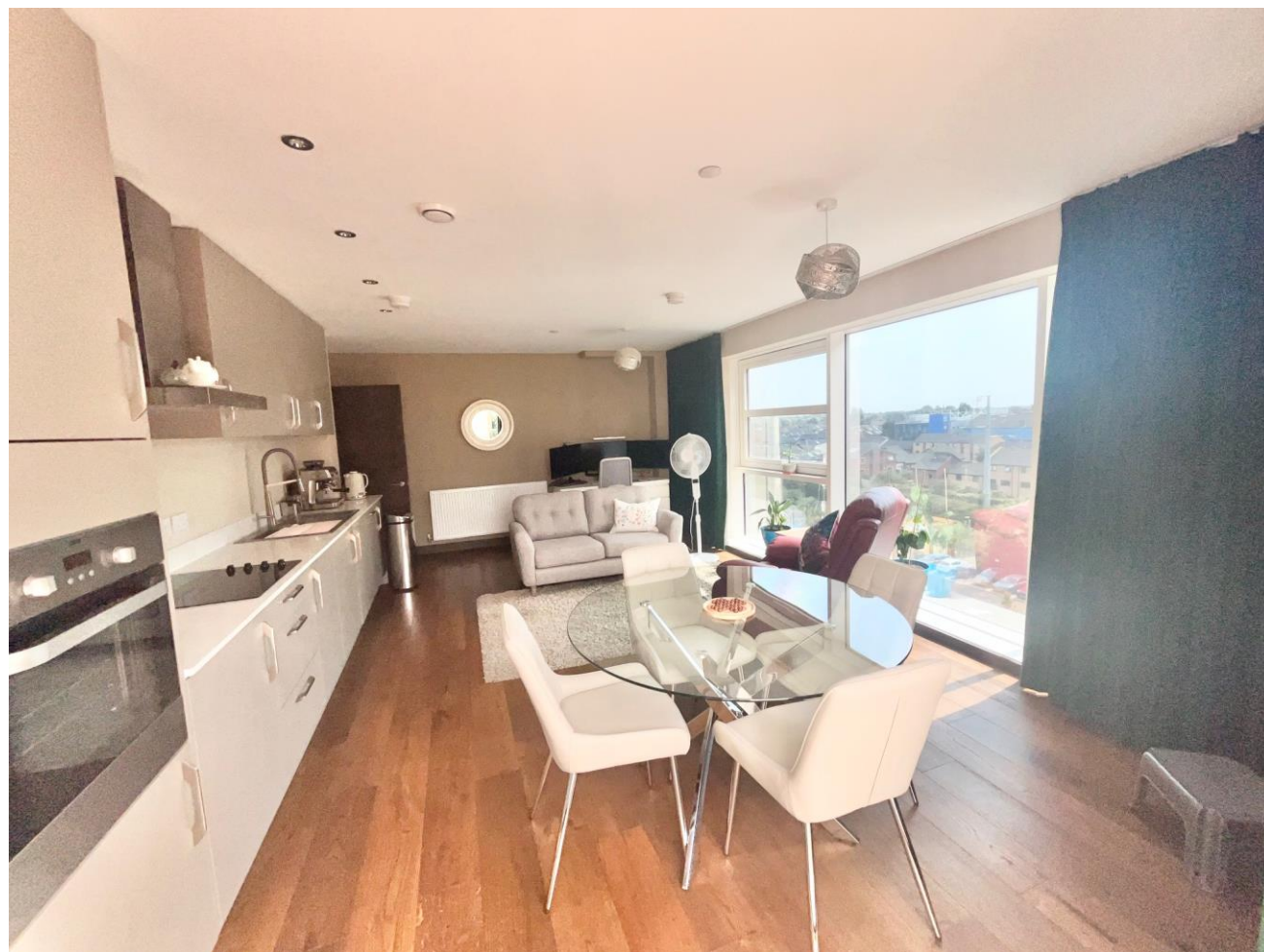
Review due: Ask Agent

£1168.00 Service Charge pcm

Review due: 04/2025

- 6th Floor Apartment
- Thermal Privacy Filmed Windows
- Two Double Bedrooms
- En-Suite Shower Room
- Open Plan Living + Balcony

This 6th Floor Two Bedroomed Apartment is perfect for watching the world going by either through the privacy filmed windows or from the Balcony, it ideally located to gain access to the City Centre, Train Station and the Bus Terminal or just walk along the waterfront, accommodation comprises of, Secure main door to the Communal





Reception Area which has doors giving access to the secure allocated parking space and to the communal garden areas, choice of lifts or stairs to the 6th floor. Via the Entrance Hall doors to, Open Plan Lounge/Dining and Kitchen which has a range of base and eye level units, cupboards and drawers, Quartz stone worktops, built-in ceramic hob, electric oven, stainless steel extractor over, integrated fridge/freezer and dishwasher, washing machine, gas boiler, also accessed via the entrance hall, Bedroom Room 1 has a built-in double wardrobe with mirror sliding doors and door to the three piece En-Suite Shower Room and the three piece Family Bathroom. HAS TO BE VIEWED.

Entrance Hall:

Open Plan Living:

Lounge/Dining & Kitchen Area - 20'9"max x 14'1"max

Balcony:

Bedroom 1 - 12'1"max x 11'max (including wardrobe/excluding door recess)

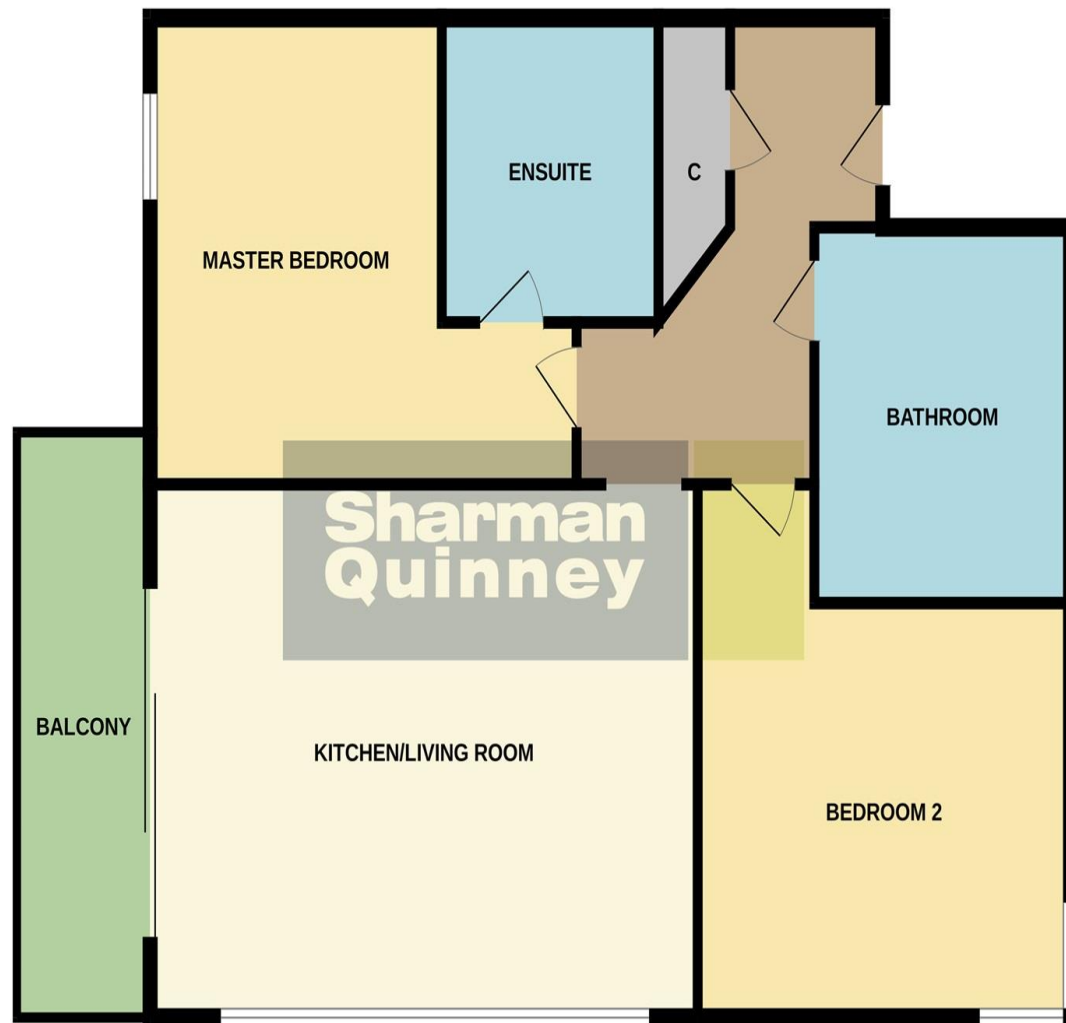
En-Suite Shower Room - 7'3"max x 6'6"max

Bedroom 2 - 11'7"max x 10'2"max

Family Bathroom - 7'4"max x 6'6"max



## SIXTH FLOOR



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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To view this property call Sharman Quinney on:  
**01733 896222**

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Contact us to arrange a **FREE** home valuation.

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