



Avonside House East Station Road, Fletton Quays Peterborough

£235,000 Leasehold

**Sharman
Quinney**

Key Features



999 Years remaining as of 01 Jul 2018

£350.00 Ground Rent

Review due: Ask Agent

£1200.00 Service Charge

Review due: 04/2025

- First Floor Apartment
- Two Double Bedrooms
- En-Suite Shower Room
- Open Plan Living Accommodation
- Private Balcony

Perfect First Time Buy or a Great Investment, located within walking distance to the City Centre, Train and to the Bus Station, ideal area to enjoy walks along the River Nene and watch the world go by, accommodation briefly comprises of, Secure Intercom Entry System to the Communal Reception Area with stairs and lifts to the first



floor, doors giving access to the underground secure parking space and to the communal garden area, from the first floor door giving access into the apartment and to the Open Plan Kitchen Area with built-in appliances, Dining Area , Lounge Area which has access onto the Balcony, store cupboard in the hallway Two Double Bedrooms, Bedroom One which benefits from having a fitted double wardrobe and door to the Three Piece En-Suite Shower Room with a walk in shower cubicle, There is also a Family Bathroom which is fitted with a three piece suite comprising of bath with a hand held shower attachment and over head shower, wash hand basin, close coupled WC.

Open Plan Living Area:

Lounge/kitchen & Dining Area- 25'7Max x 20'4"max with store room

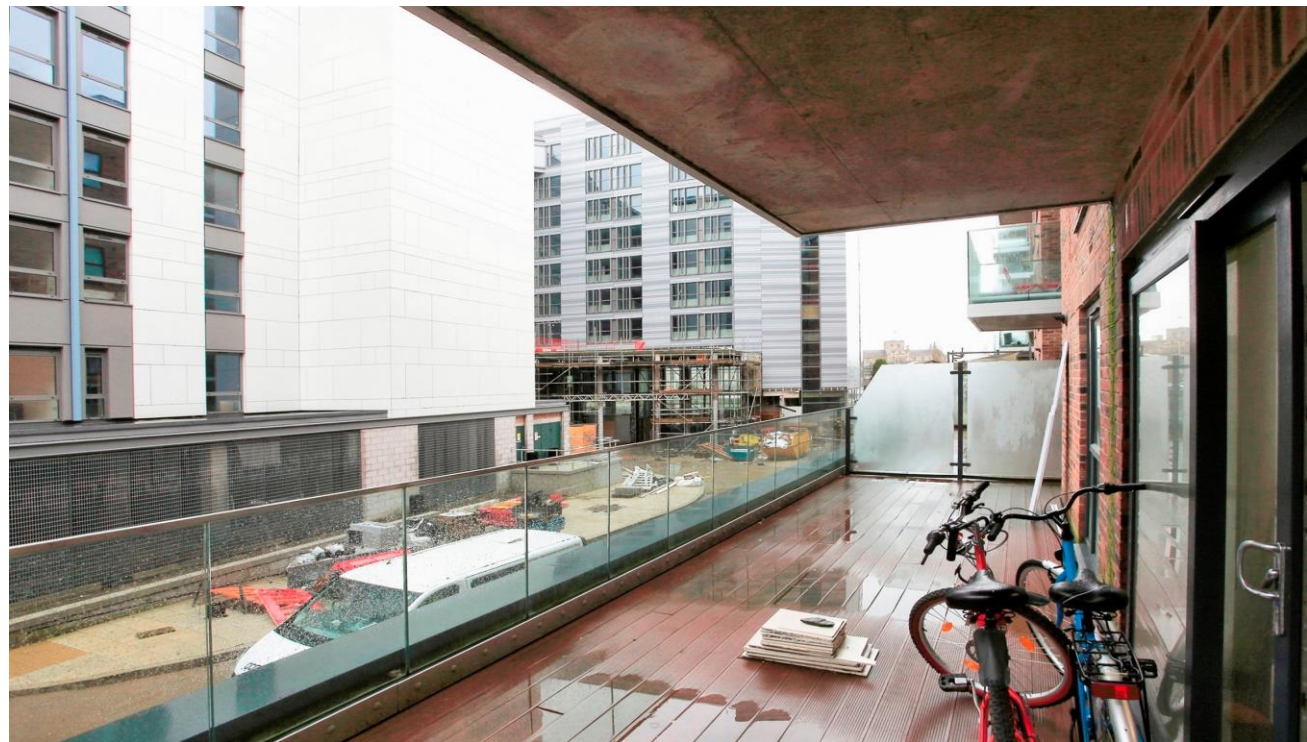
Private Balcony - 31'5"max x 8'7"max

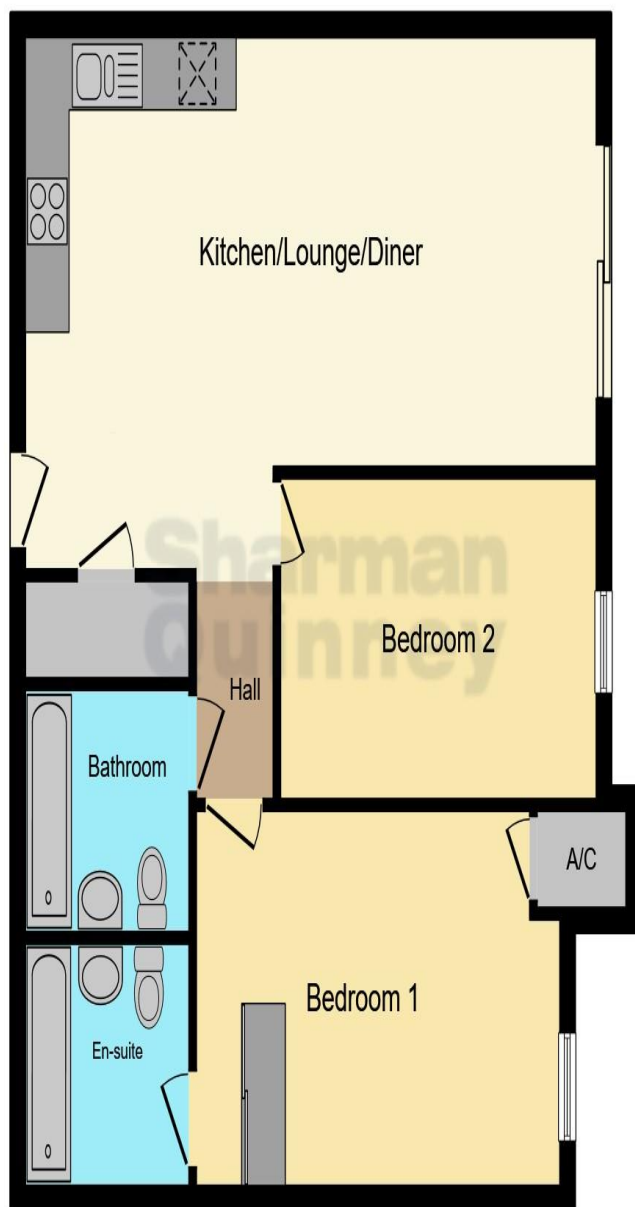
Bedroom 1 - 16'4"max x 9'6"max (including double wardrobe

En-Suite Shower- 7'5"max x 6'6"max (including shower)

Bedroom 2 - 14'4" x 8'7" (including boiler cupboard)

Family Bathroom - 7'3"max x 6'6"max





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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