



Clarkson House Merlin Drive, Fletton Quays Peterborough
£350,000 Leasehold

**Sharman
Quinney**

Key Features

 2  2  B  B



Ask Agent Years remaining as of Ask Agent

£162.90 Ground Rent pa

Review due: Ask Agent

£998.60 Service Charge pa

Review due: 04/2026

- Well presented
- Duplex
- Popular location
- Close to city centre
- High specification

Built in 2019 the Fletton Quays development has been a real hit due to the high specification apartments on offer and the outstanding location. It is located in Peterborough City Centre which has a good choice of local shops, pubs, restaurants and leisure activities. It is also walking distance to Peterborough train station which allows access

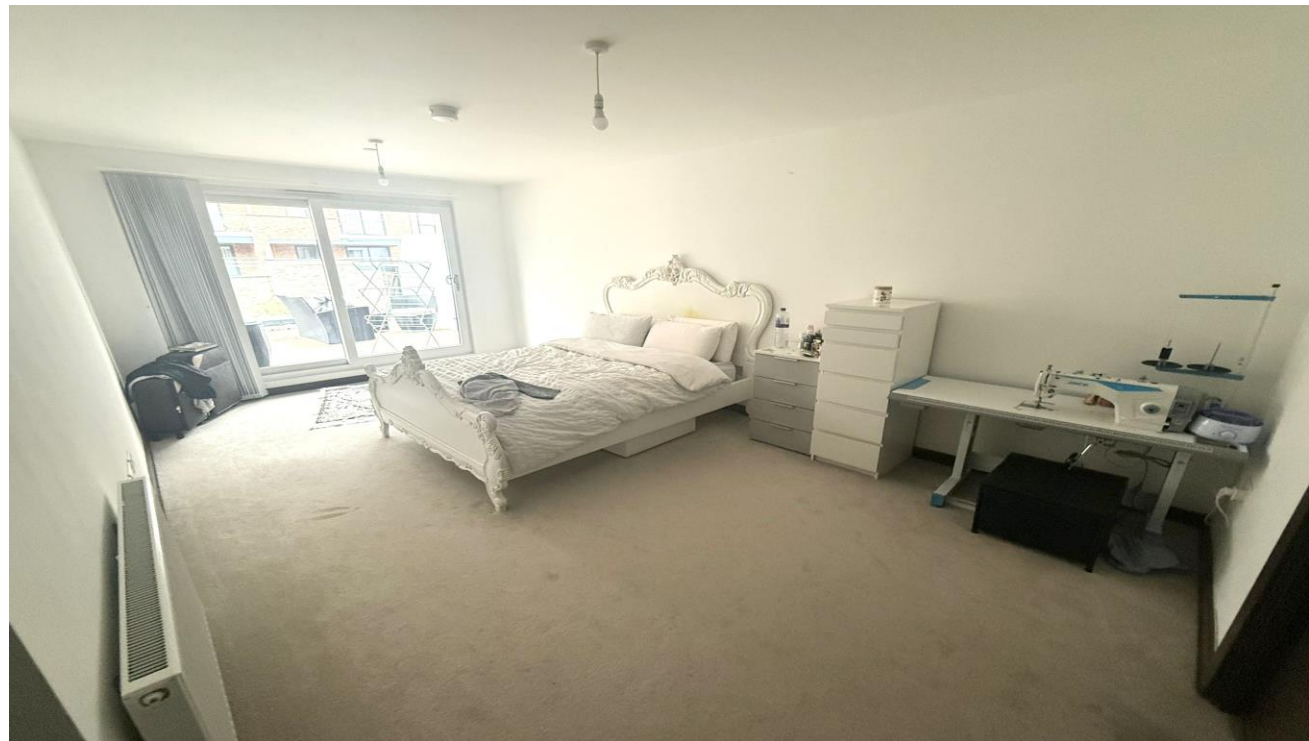


into Central London in 50 mins.

Lounge/kitchen/dining - 5.52m x 7.11m - 18'1"ft x 23'4"ft

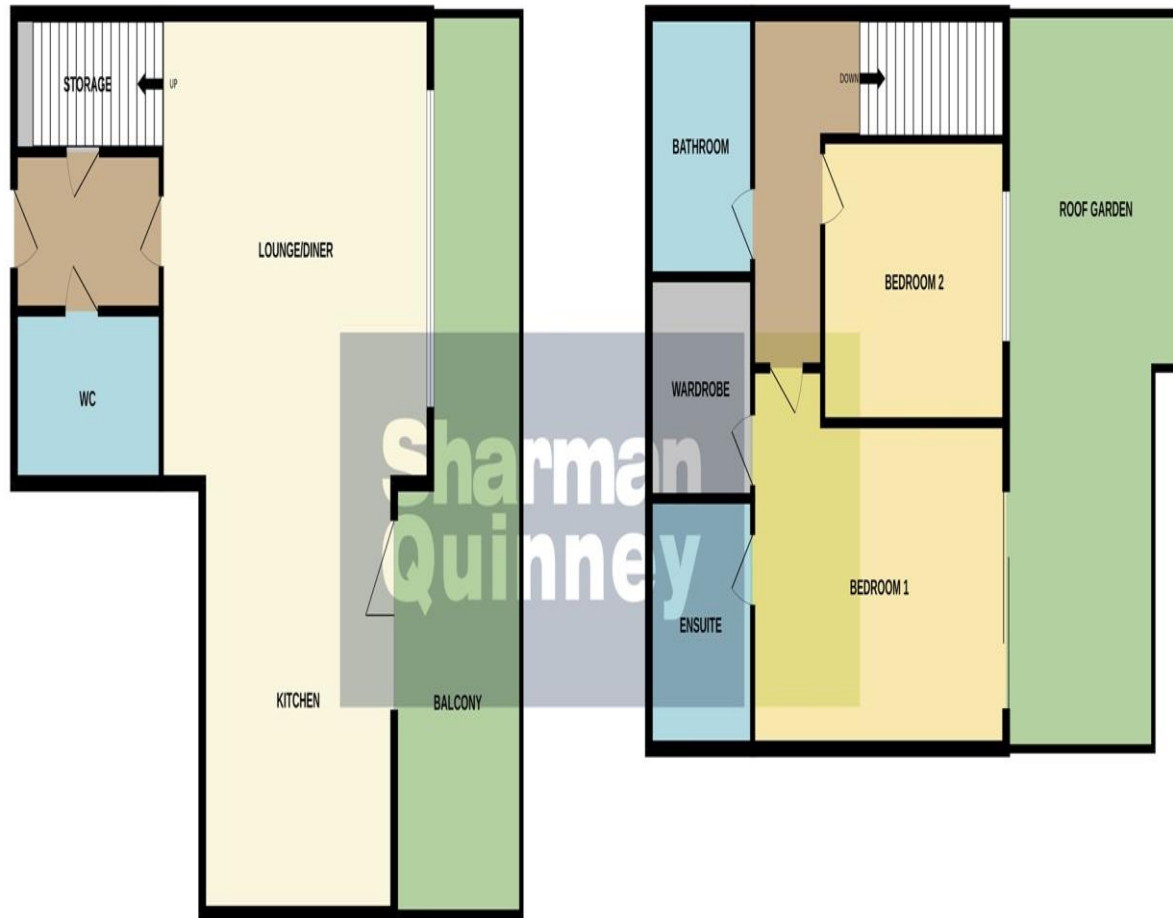
Bedroom one - 5.77m x 4.24m - 18'11"ft x 13'11"ft

Bedroom two - 4.54m x 2.87m - 14'10"ft x 9'5"ft



GROUND FLOOR

1ST 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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home valuation.

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