

Disclaimers Important Notice in accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

PLEASE NOTE: IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENSING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL- <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>

Energy Efficiency Rating	
Current	Assumed
A	A
B	B
C	C
D	D
E	E
F	F
G	G

Any energy efficient - lower rating costs
 Any energy inefficient - higher rating costs

EU Directive 2002/91/EC
 England & Wales

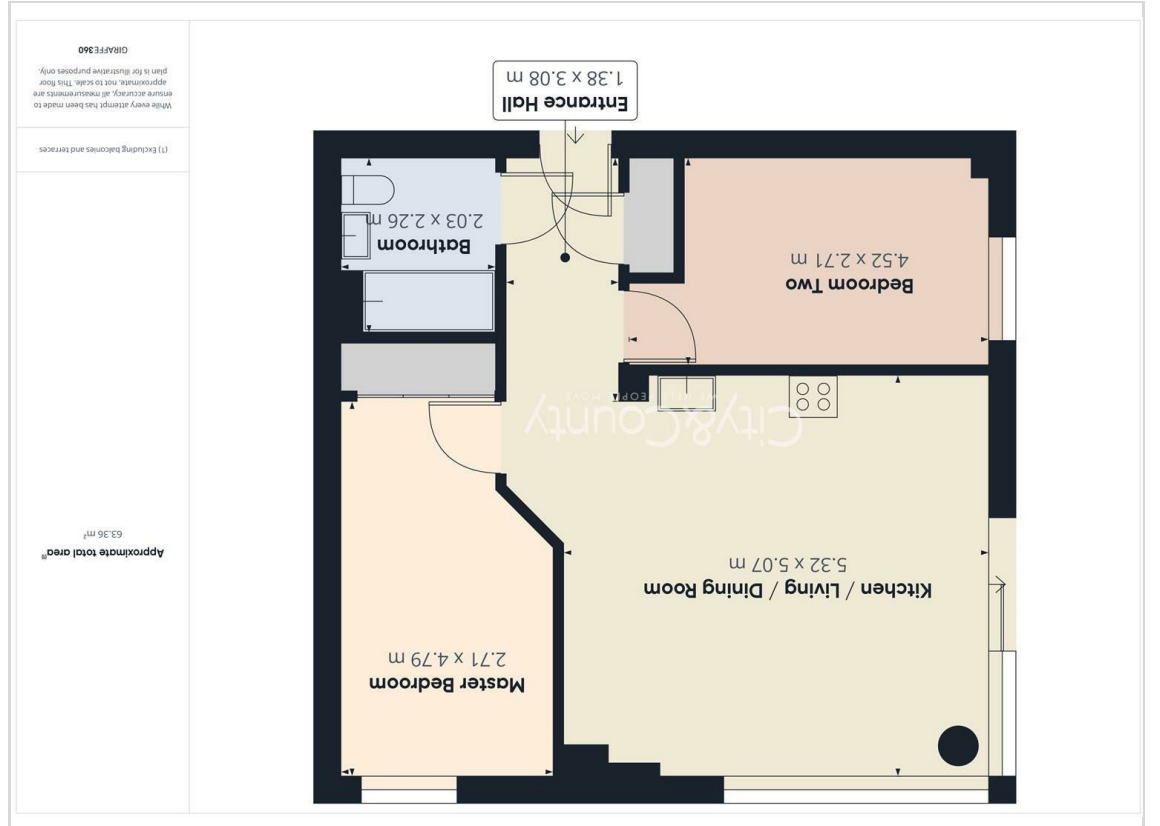
Energy Efficiency Graph

Please contact our City & County Estate Agents - Peterborough Office on 01733 563965 if you wish to arrange a viewing appointment for this property or require further information.

Viewing



Area Map



Floor Plan



East Station Road
 Fletton Quays, Peterborough, PE2 8UD

Offers In The Region Of £240,000 - Leasehold , Tax Band - B



East Station Road

Fletton Quays, Peterborough, PE2 8JN

We are pleased to offer for sale, this well-presented apartment within the popular and highly sought after Fletton Quays development, situated within the heart of Peterborough City Centre close to all local amenities. This property is currently let out and achieving £1100 per calendar month and is managed by our in-house lettings team.

Situated on the fifth floor of Kitson House, and benefitting from serviced lift access, as well as underground secure off street parking, this block is approximately five years old and is maintained to a very high standard by the management company. Internally comprising of two double bedrooms, and a high spec three-piece family bathroom, with shower over the bath and a stylish vanity unit. The living accommodation is open plan and features a living and dining area along with a quality kitchen with top of the range integrated appliances. From the living area there is also a balcony, providing a relaxing space to sit and take in the city views.

Entrance Hall

4'6" x 10'1"

Kitchen/Living/Dining Room

17'5" x 16'7"

Master Bedroom

8'10" x 15'8"

Bathroom

6'7" x 7'4"

Bedroom Two

14'9" x 8'10"

EPC - B

84/84



Tenure - Leasehold

At the time of marketing the vendor has informed us of the current lease terms. Exact figures will be confirmed by your solicitor upon receipt of the management pack, when a sale has been agreed.

Years Remaining on the lease - 994 years

Ground rent £200 per annum
Service charge £1230 per annum

IMPORTANT LEGAL INFORMATION

AWAITING CONFIRMATION

