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Area Map

Energy Efficiency Graph

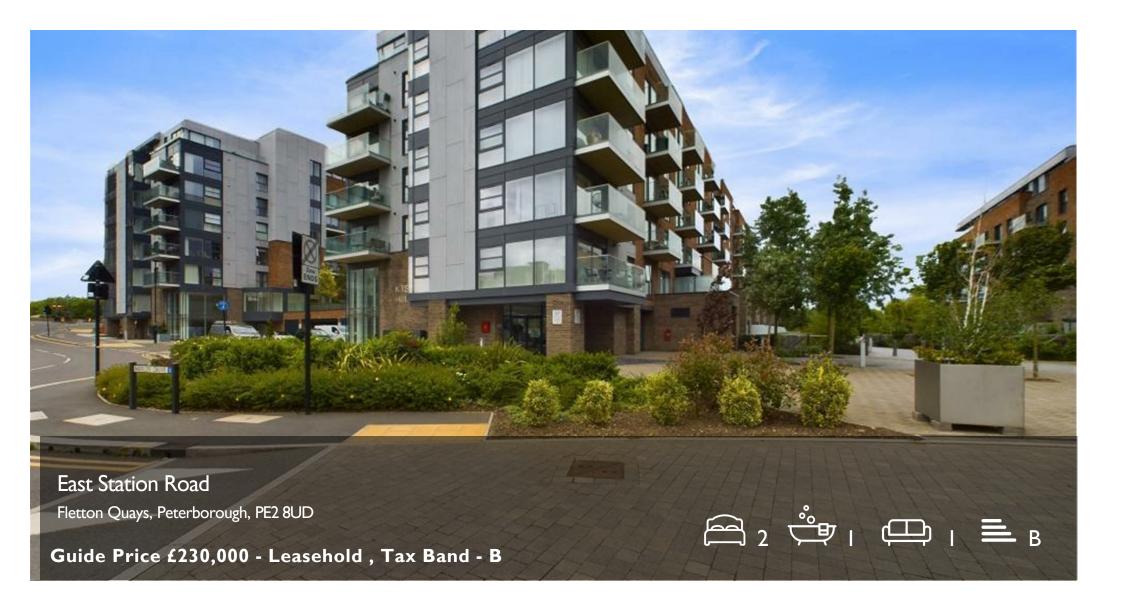
Please contact our City & County Estate Agents - Peterborough Office on 01733 563965 if you wish to arrange a viewing appointment for this property or require further information.

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Floor Plan



East Station Road

Fletton Quays, Peterborough, PE2 **RI ID** *Guide Price £230,000 - £250,000*

We are pleased to offer for sale, this wellpresented, owner occupied apartment within the popular and highly sought after Fletton Quays, a prestige riverside development, situated within the heart of Peterborough City Centre close to all local amenities.

Conveniently situated on the fourth 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 two double bedrooms, and a high specification threepiece 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"×9'11"

Kitchen/Dining/Living Area 17'3" × 16'6"

Balcony

5'1" × 15'2"

Master Bedroom

8'10"×15'8"

Bathroom

 $6'7" \times 7'4"$

Bedroom Two 12'6" × 8'10"

EPC - B 86/86

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 - 995 years Ground rent £190 per annum Service charge £1200 per annum

















IMPORTANT LEGAL INFORMATION Verified Material Information

Lease length: 995 years remaining Ground rent: £190 per annum Service Charge: £1200 per annum Property construction: Standard Electricity supply: Mains electricity Solar Panels: No Other electricity sources: No Water supply: Mains water supply Sewerage: Mains Heating: Gas Combi Boiler Heating features: Broadband: up to 1000Mbps Mobile coverage: EE - Great, O2 -Great, Three - Excellent, Vodafone -Great

Parking: Allocated Building safety issues: No Restrictions - Listed Building: No Restrictions - Conservation Area: No Restrictions - Tree Preservation Orders: None Public right of way: No Long-term flood risk: No Coastal erosion risk: No Planning permission issues: No Accessibility and adaptations:

All information is provided without warranty.

Coal mining area: No Non-coal mining area: Yes Energy Performance rating: B

The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

DRAFT DETAILS AWAITING VENDOR APPROVAL





