

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  
172 kWh/m<sup>2</sup> (A)

Any energy efficient - lower rating costs  
86 kWh/m<sup>2</sup> (B)

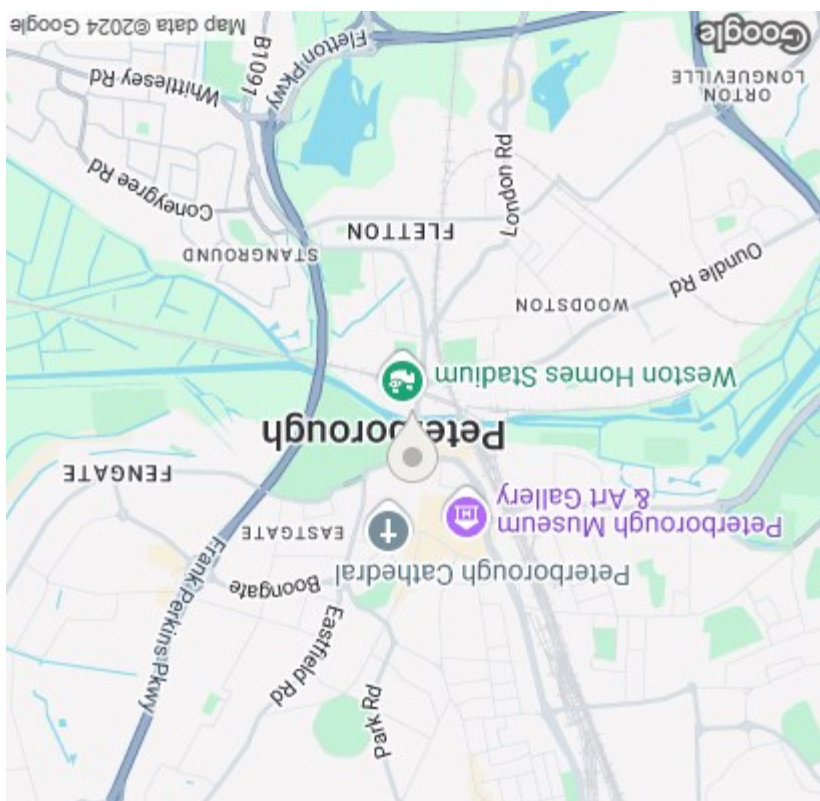
Any energy efficient - lower rating costs  
86 kWh/m<sup>2</sup> (G)

EU Directive 2002/91/EC  
England & Wales

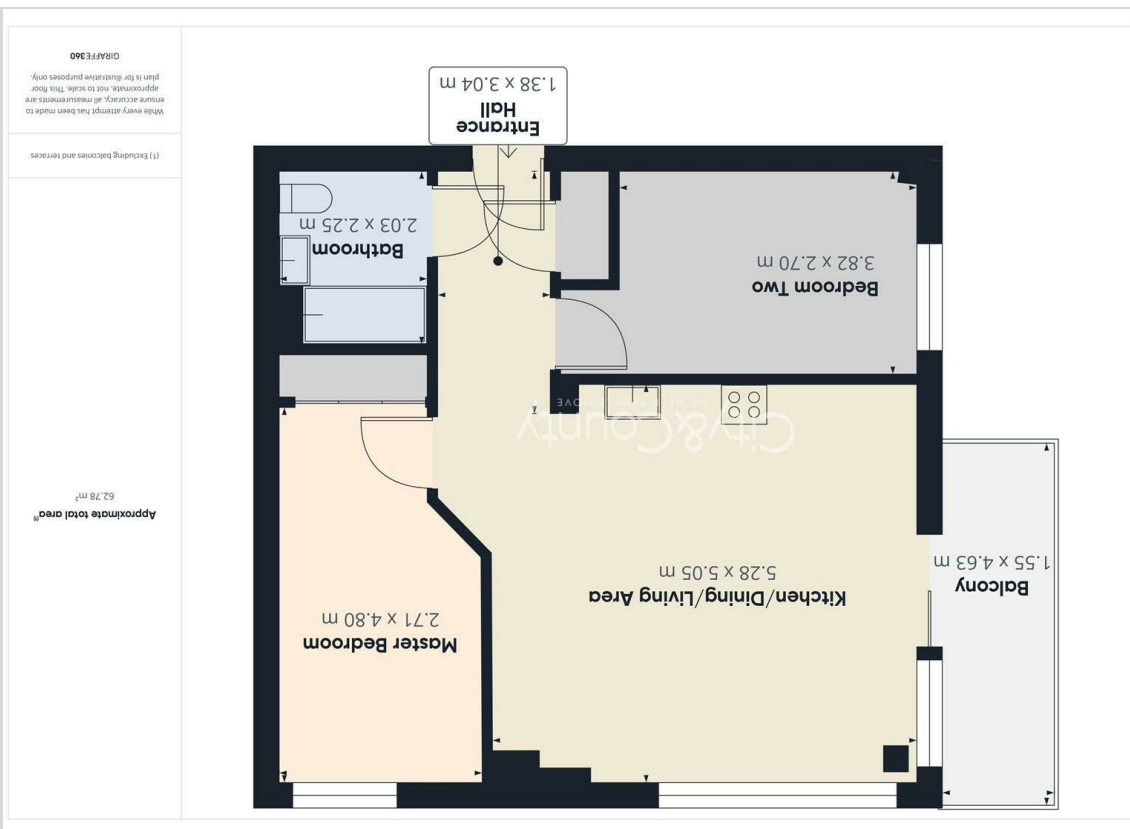
Energy Efficiency Graph

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

Guide Price £230,000 - Leasehold , Tax Band - B





## East Station Road

Fletton Quays, Peterborough, PE2 8UD

\*Guide Price £230,000 - £250,000\*

We are pleased to offer for sale, this well-presented, 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 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 9'11"

### Kitchen/Dining/Living Area

17'3" x 16'6"

### Balcony

5'1" x 15'2"

### Master Bedroom

8'10" x 15'8"

### Bathroom

6'7" x 7'4"

### Bedroom Two

12'6" x 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:

Coal mining area: No

Non-coal mining area: Yes

Energy Performance rating: B

All information is provided without warranty.

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**

