

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

DISCLAIMER: 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 COMED 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.

Energy Efficiency Rating	
Current	Assumed
A (92-100)	A (92-100)
B (81-91)	B (81-91)
C (69-80)	C (69-80)
D (55-68)	D (55-68)
E (39-54)	E (39-54)
F (21-38)	F (21-38)
G (1-20)	G (1-20)

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

EU Directive 2002/91/EC  
England & Wales

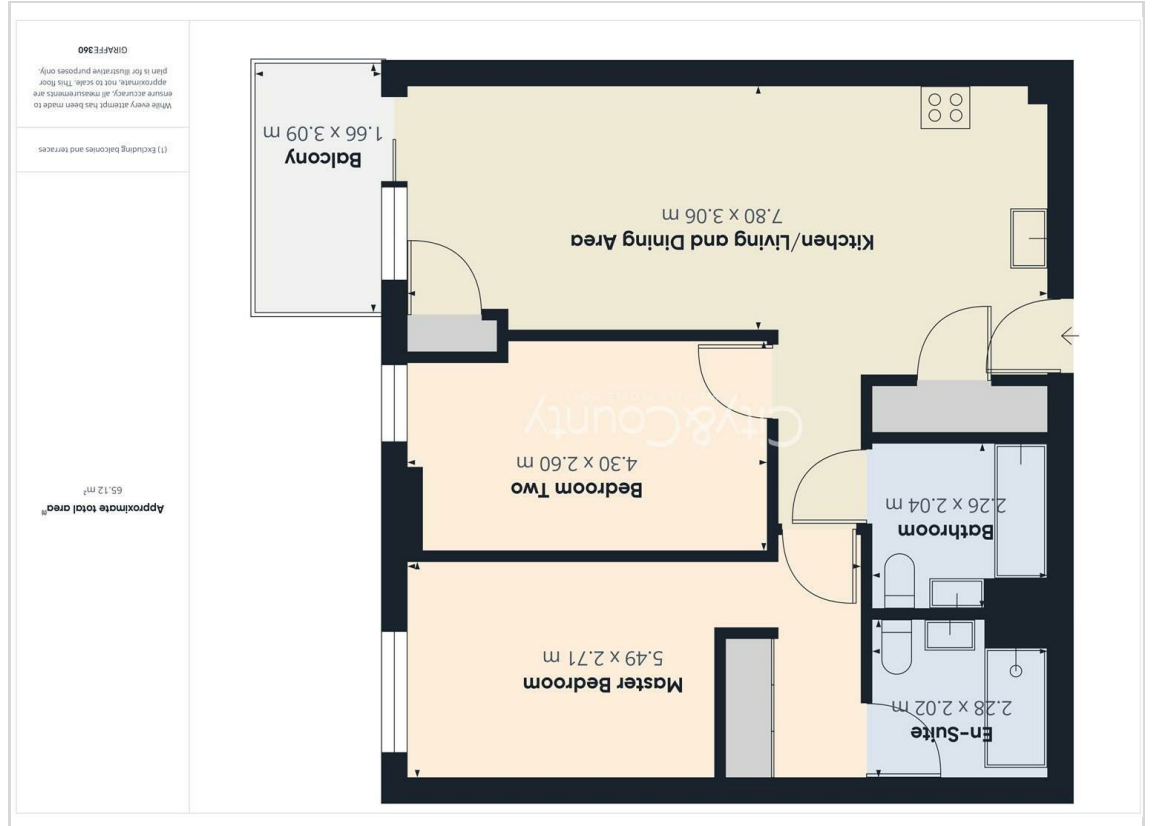
Energy Efficiency Graph

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 8UA

Guide Price £235,000 - Leasehold , Tax Band - B





## East Station Road

Fletton Quays, Peterborough, PE2 8UA

\*\*\* Guide Price £235,000 - £250,000\*\*\*

City & County are excited to offer for sale, this well-presented luxury apartment within the popular and highly sought after Fletton Quays development, situated within the heart of Peterborough City Centre close to all local amenities and Peterborough Station. This apartment boasts fantastic selling points throughout including beautiful views from the balcony of Peterborough Cathedral and the River Nene. Lift access, telecom services, welcoming reception hall, smart appliances, long lease, fair ground/service charges and an immaculate condition throughout

Situated on the fourth floor of Avonside House, and benefitting from electric gated, underground 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 specification three-piece family bathroom, with shower over the bath and a stylish vanity unit. The master bedroom has a fitted wardrobe and an ensuite shower room. 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. There are storage cupboards included. Please call the office to arrange your viewing and see our virtual tour attached.

### Kitchen/Living And Dining Area

25'7" x 10'0"

### Balcony

5'5" x 10'1"

### Master Bedroom

18'0" x 8'10"

### En-Suite To Master Bedroom

7'5" x 6'7"

### Bedroom Two

14'1" x 8'6"

### Bathroom

7'4" x 6'8"

### 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 - 993 years

Ground rent £350 per annum

Service charge £1168.70 per annum

### IMPORTANT LEGAL INFORMATION

Verified Material Information

Lease length: 993 years remaining

Ground rent: £350 per annum

Service Charge: £1168.70 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 Central Heating



Heating features:  
Broadband: up to 1000Mbps  
Mobile coverage: EE - Great, O2 - Great, Three - Excellent, Vodafone - Great

Parking: Allocated, Covered, Garage, Gated, Off Street, Private, Garage En Bloc  
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: Level Access, Ramped Access, Lift Access, Wide Doorways, Level Access Shower, Lateral Living  
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.

