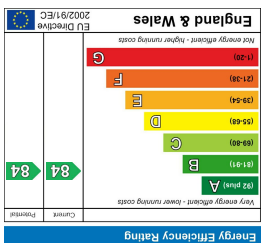


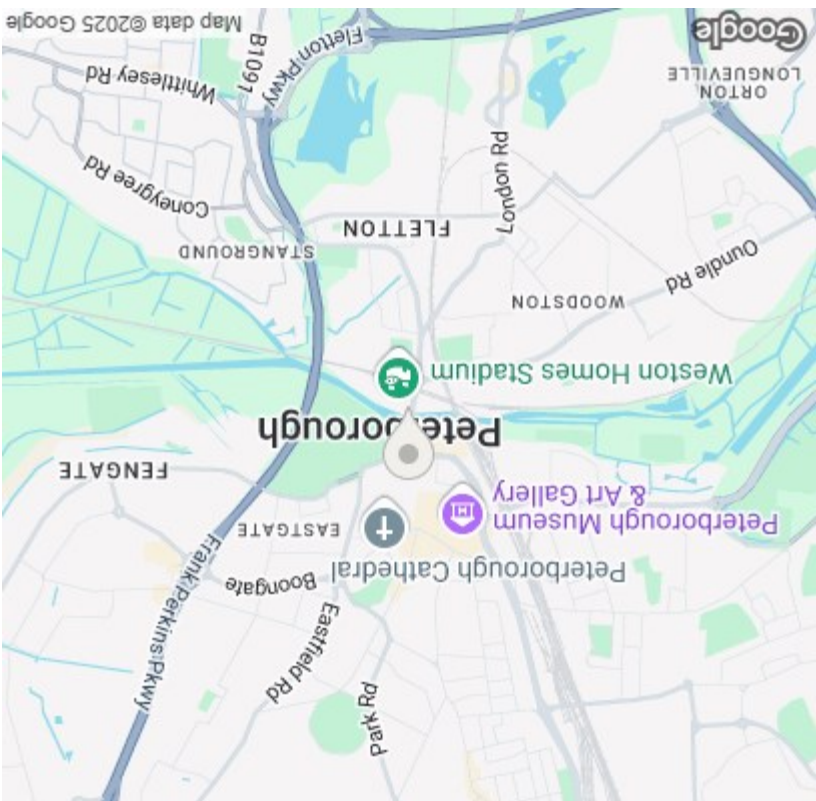
PLEASE NOTE: IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENSING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL- <https://www.peteterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>

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.

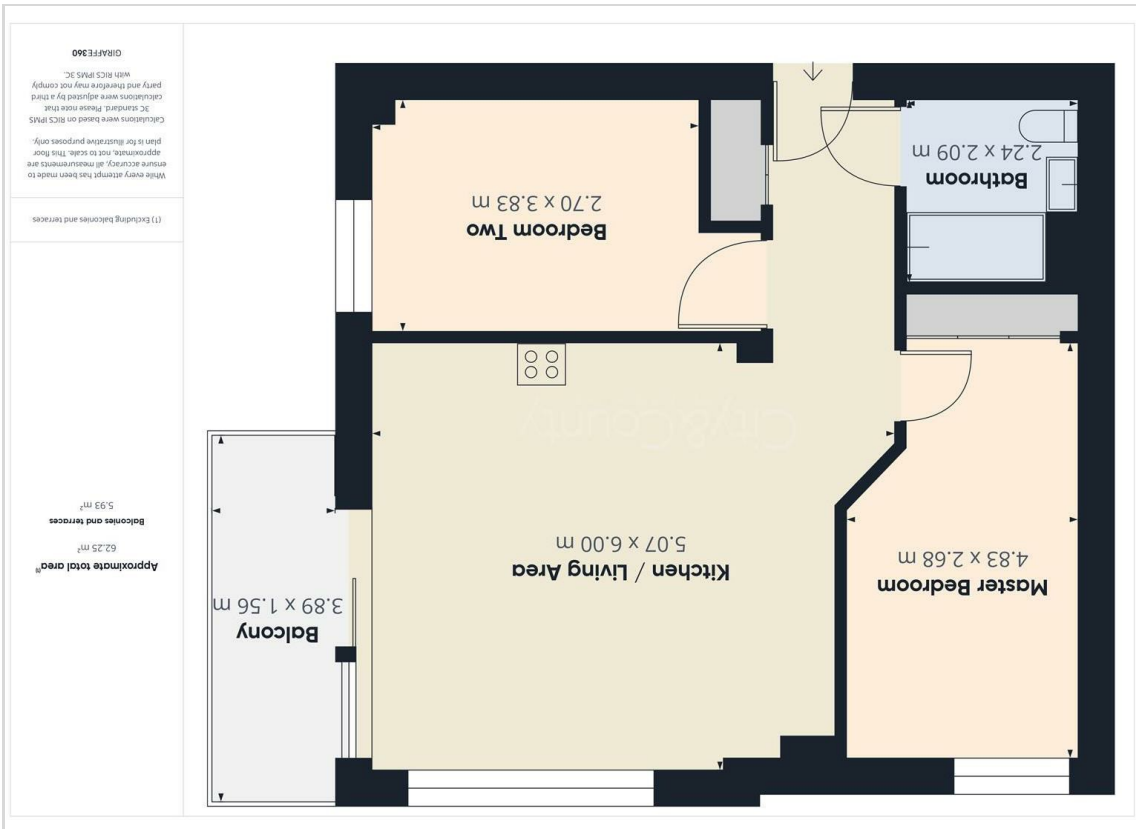
Viewing



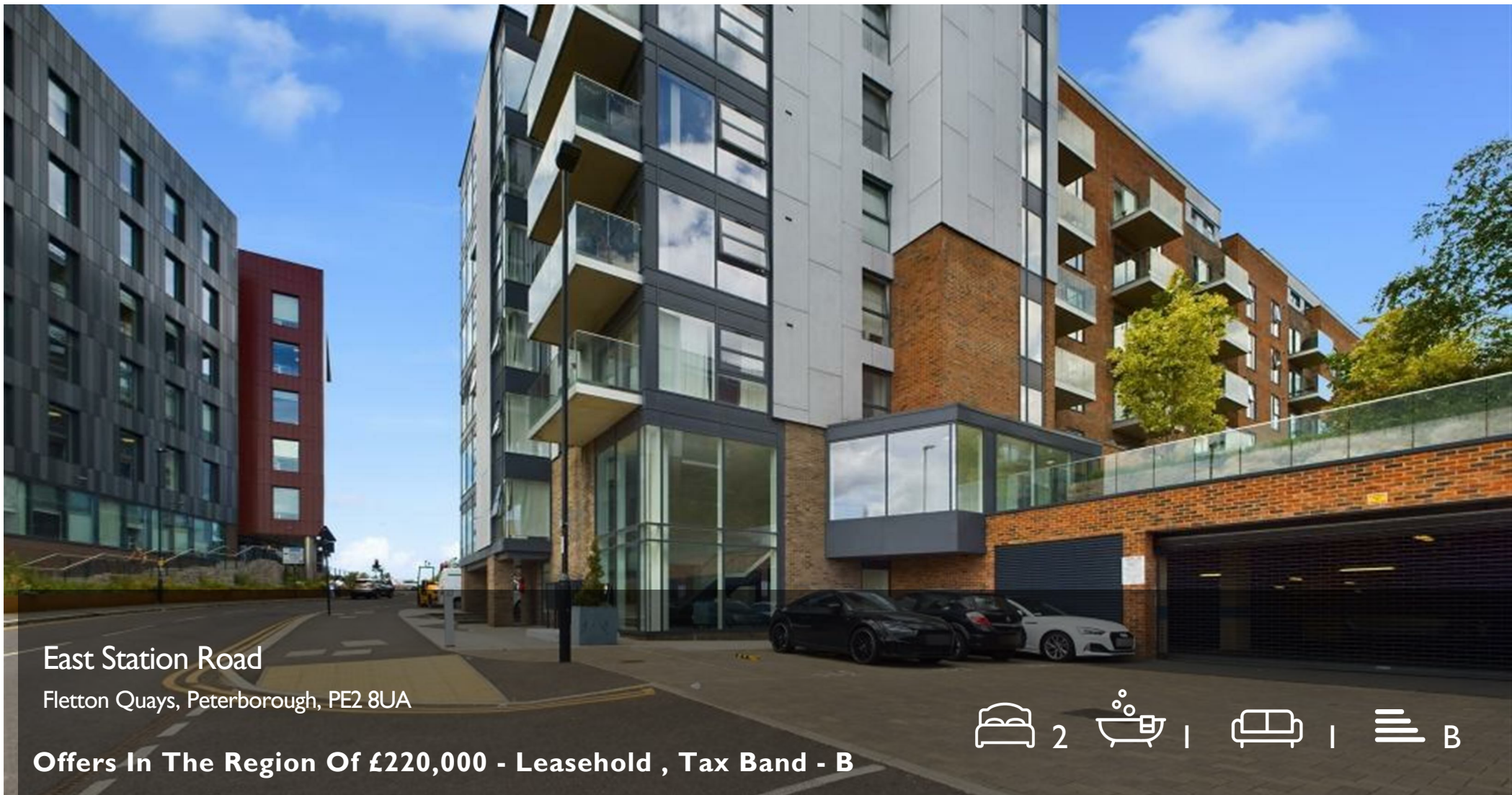
Energy Efficiency Graph



Area Map



Floor Plan



East Station Road

Fletton Quays, Peterborough, PE2 8UA

Enjoy city living at its finest with this luxurious sixth-floor apartment in the prestigious Fletton Quays development. Ideally located in the heart of the city centre, this stylish two-bedroom home offers a spacious open-plan layout, designed for modern comfort and convenience. The large private balcony provides an excellent space to relax and unwind, while underground parking with secure electric gates adds to the appeal. With internal lifts, well-maintained communal areas, and easy access to local amenities and schools, this apartment is perfect for first-time buyers or those looking to downsize. A virtual tour is available—discover your new home today!

This beautifully presented sixth-floor apartment in the sought-after Fletton Quays development offers stylish city living with contemporary finishes throughout. The spacious open-plan kitchen and living area provide a modern and inviting space, perfect for relaxing or entertaining. Floor-to-ceiling windows allow plenty of natural light, with direct access to a private balcony offering an excellent outdoor retreat. The property boasts two well-proportioned bedrooms, including a generous master bedroom, while the sleek family bathroom features a bath with an overhead shower, a W/C, and a wash hand basin. Residents benefit from secure underground parking with electric gates, internal lifts, and well-maintained communal areas. Ideally located in the heart of the city, this home is within walking distance of local amenities, shops, and transport links, making it an ideal purchase for first-time buyers or those looking to downsize. A virtual tour is available—book your viewing today!

Kitchen/Living Area
16'7" x 19'8"

Balcony
12'9" x 5'1"

Master Bedroom
15'10" x 8'9"

Bedroom Two
8'10" x 12'6"

Bathroom
7'4" x 6'10"

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 - 993 years
Ground rent £350 per annum
Service charge £1350 per annum



IMPORTANT LEGAL INFORMATION

Construction: Standard
Accessibility / Adaptations: Lift Access, Wide Doorways
Building safety: No
Known planning considerations: None
Flooded in the last 5 years: No
Sources of flooding: n/a
Flood defences: No
Coastal erosion: No
On a coalfield: No
Impacted by the effect of other mining activity: No
Conservation area: No
Lease restrictions: Yes - Please refer to leasehold pack.
Listed building: No
Permitted development: No
Holiday home rental: No
Restrictive covenant: No
Business from property: No
Property subletting: No
Tree preservation order: No
Other: No
Right of way public: No
Right of way private: No
Registered easements: No
Shared driveway: No
Third party loft access: No
Third party drain access: No
Other: No
Parking: Communal Car Park Allocated Space, Gated Parking, Residents Parking, Underground Parking - Allocated Space
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Cable
Internet Speed: up to 1800Mbps
Mobile Coverage: EE - Great, O2 - Great, Three - Excellent, Vodafone - Excellent

Disclaimer: If you are considering purchasing this property as a Buy-to-Let investment, please be advised that certain areas may be subject to Selective Licensing schemes. Prospective purchasers are strongly advised to carry out their own due diligence to ensure compliance with any applicable licensing requirements, including any associated fees or obligations.

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

