



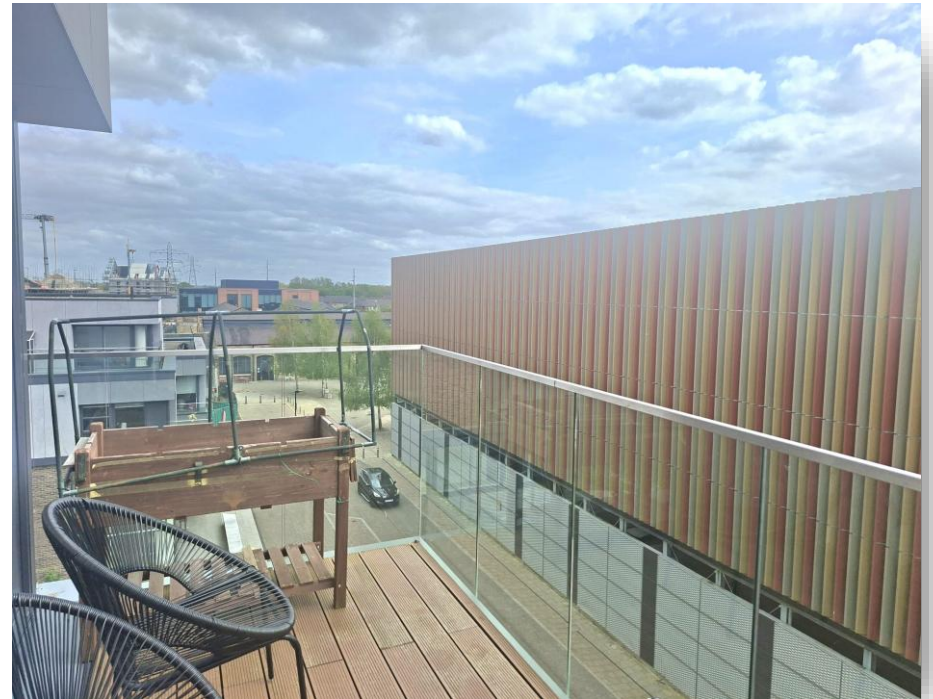
Clarkson House Merlin Drive, Fletton Quays Peterborough PE2 8UE



welcome to

Clarkson House Merlin Drive, Fletton Quays Peterborough

Located close to the City Centre, this 2 bedroom first floor apartment has an open plan lounge/kitchen/diner and balcony off the lounge. There are 2 bedrooms and allocated parking. Nice Walks into the City Centre with shops, amenities and restaurants nearby. Viewings highly recommended.



This FIRST FLOOR APARTMENT has an open plan lounge/kitchen/diner with balcony off the lounge, two bedrooms and allocated parking. There are local amenities and pubs/restaurants nearby and viewings are highly recommended to appreciate the accommodation on offer.

Open Plan Lounge/Kitchen/Diner

17' 5" x 16' 5" (5.31m x 5.00m)

Bedroom One

15' 8" x 9' (4.78m x 2.74m)

Bedroom Two

12' 7" x 9' 2" (3.84m x 2.79m)



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welcome to

Clarkson House Merlin Drive, Fletton Quays Peterborough

- First Floor Apartment
- Two Bedroom
- Open plan Lounge/Kitchen/Diner
- Balcony
- Allocated Parking

Tenure: Leasehold EPC Rating: B

Council Tax Band: A Service Charge: 1200.00

Ground Rent: 140.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jul 2018. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£210,000



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Property Ref:
FLE104974 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



Please note the marker reflects the postcode not the actual property



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