



415 Kitson House East Station Road, Fletton Quays – PE2 8UD

Peterborough

Offers Over £170,000



415 Kitson House East Station Road

Fletton Quays, Peterborough

Guide Price - (£170,000 - £180,000) Introducing a beautifully presented one bedroom, fourth floor apartment at Kitson House, Fletton Quays, Peterborough – a contemporary riverside address in the city.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

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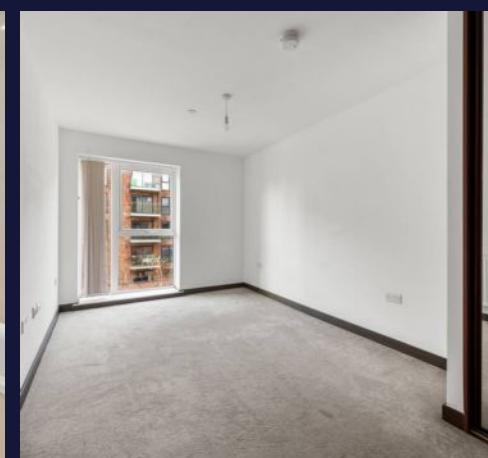
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The apartment opens **directly into a bright, open-plan kitchen and living space**, which immediately sets the tone for modern, low-maintenance living. The kitchen is sleek and well finished, with high-gloss cabinetry, clean lines and **fully integrated appliances**, all designed to sit neatly within the space without overpowering it. Wood-effect flooring runs through the living area, helping the room feel warm, cohesive and easy to furnish.

Floor-to-ceiling glazed doors open out onto a **private balcony**, extending the living space outdoors and providing an elevated outlook across the development and towards the wider riverside setting.

The bedroom is a comfortable double, finished in neutral tones and benefitting from a **built-in wardrobe**, allowing the room to remain uncluttered while offering good storage. The bathroom has a smart, hotel-inspired feel, with a bath and overhead shower, contemporary tiling, illuminated mirror and quality fittings throughout. There is a secure parking spot underground, allowing for parking.





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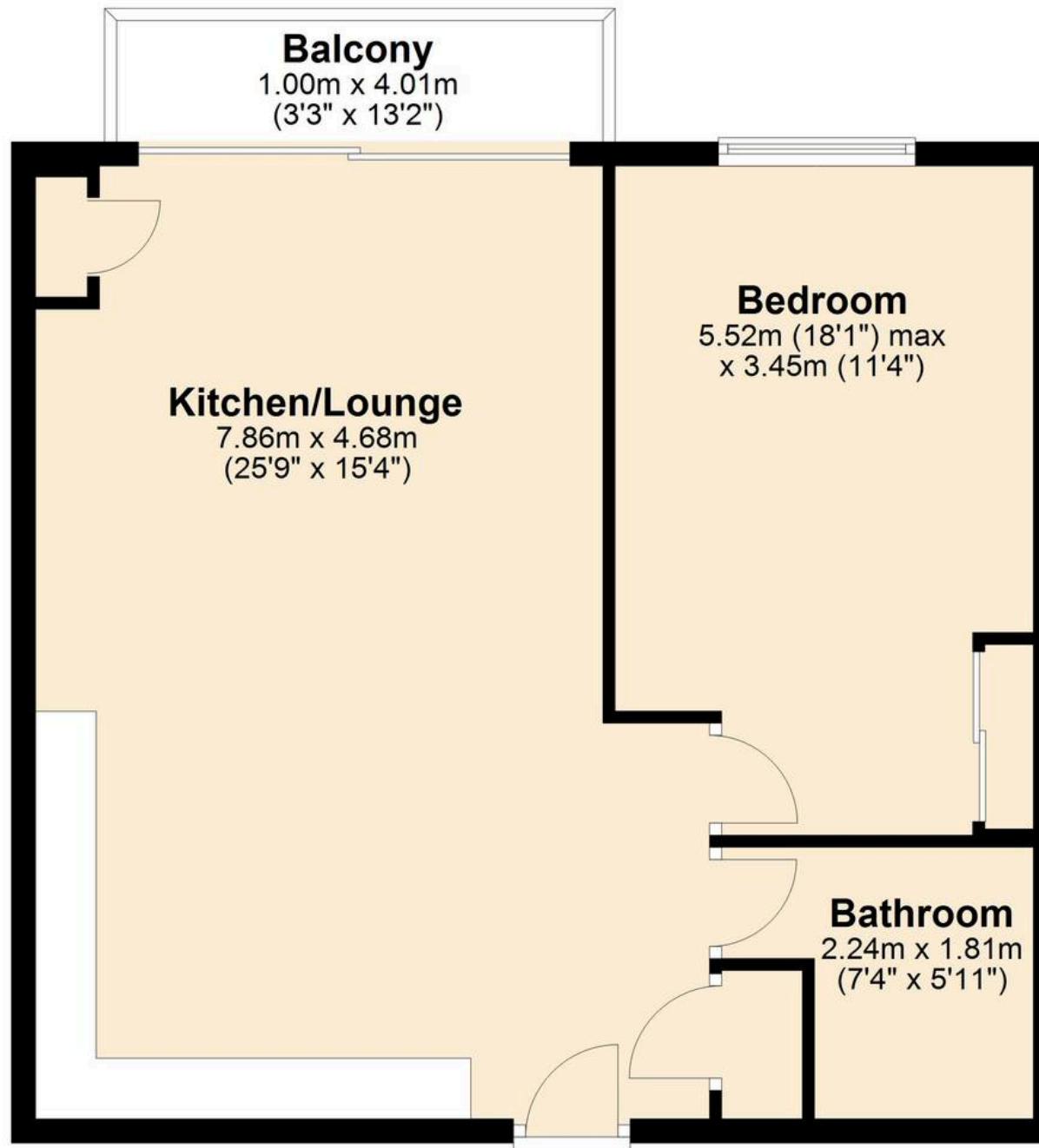
Kitson House forms part of **Fletton Quays**, one of Peterborough's most significant regeneration projects, set along the **banks of the River Nene**. The location is ideal for those wanting a central lifestyle, with riverside walks on the doorstep and the city centre, restaurants, cafés and leisure facilities all within easy walking distance.

Peterborough Railway Station is also close by, offering excellent commuter links to London, Cambridge and beyond.

This is a stylish, well-located apartment that will appeal to first-time buyers, professionals or investors looking for a modern home in a vibrant and well-connected part of the city.



Ground Floor





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