



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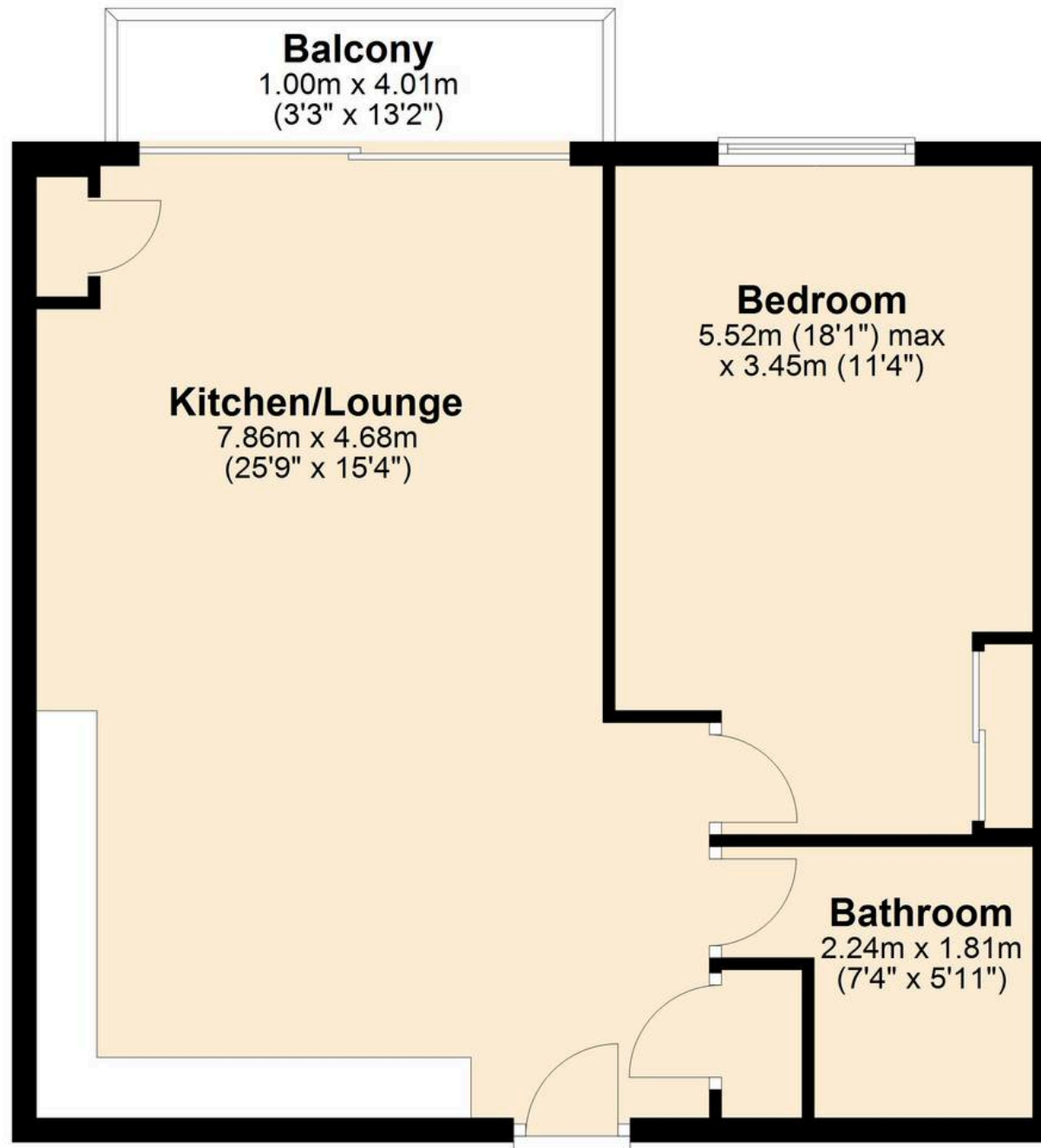
Kitson House forms part of **Fletton Quays**, one of Peterborough's most significant regeneration projects, set along the **banks of the River Nene**. The location is ideal for those wanting a central lifestyle, with riverside walks on the doorstep and the city centre, restaurants, cafés and leisure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







## Wilsons Estate Agents

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