



203 Avonside House
Fletton Quays PE2 8ST
Guide price £200,000

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**** Guide price £200,000 - £210,000 **** Fabulous location with stunning balcony river views is this lovely presented, luxury second floor apartment in Avonside house, Fletton Quays. Ideally situated within walking distance of the city centre and Railway Station, with the development itself, sitting on the South bank of the River Nene which has been landscaped to provide seating and steps down to the river with views of the cathedral and beyond.

In brief the property comprises: entrance to Avonside House via a secure entry controlled front door into a generous sized lobby area with stairs or lift providing access to all floors. Step through the front door you enter into a generous sized open plan living space, with a fully equipped kitchen benefitting from, comprehensive range of wall and floor level units with ample worktop surfaces and an inset stainless steel sink with mixer tap and an instant boiling water tap, with a range of fitted kitchen appliances, incorporating, an integrated electric fan oven with fitted hob and extractor hood over, washer/dryer, dishwasher, and fridge/freezer. into the lounge area, sliding patio doors provides access to a balcony offering stunning views over looking the river.

Spacious double bedroom off the lounge area offers, built in wardrobe with sliding mirrored doors and a double glazed window to the side aspect. Lastly, modern bathroom that comprises a three-piece suite, featuring a Fascino smart bath & shower with low-level LED lighting, ceramic basin unit with digitally controlled smart tap, & WC, large tiled flooring, heated towel radiator and a vanity mirror with LED lighting, shaver socket, digital clock and de-mist pad.

Outside, the grounds are well landscaped with planted seating areas and steps down to the river side.

Parking - There is allocated parking for one vehicle in a secure car park with key fob access.

Tenure: Leasehold 991 years remaining
Ground Rent: £300.00
Service Charge: ££1,054.66
Floor Area: 602 sq ft / 56 sq meters





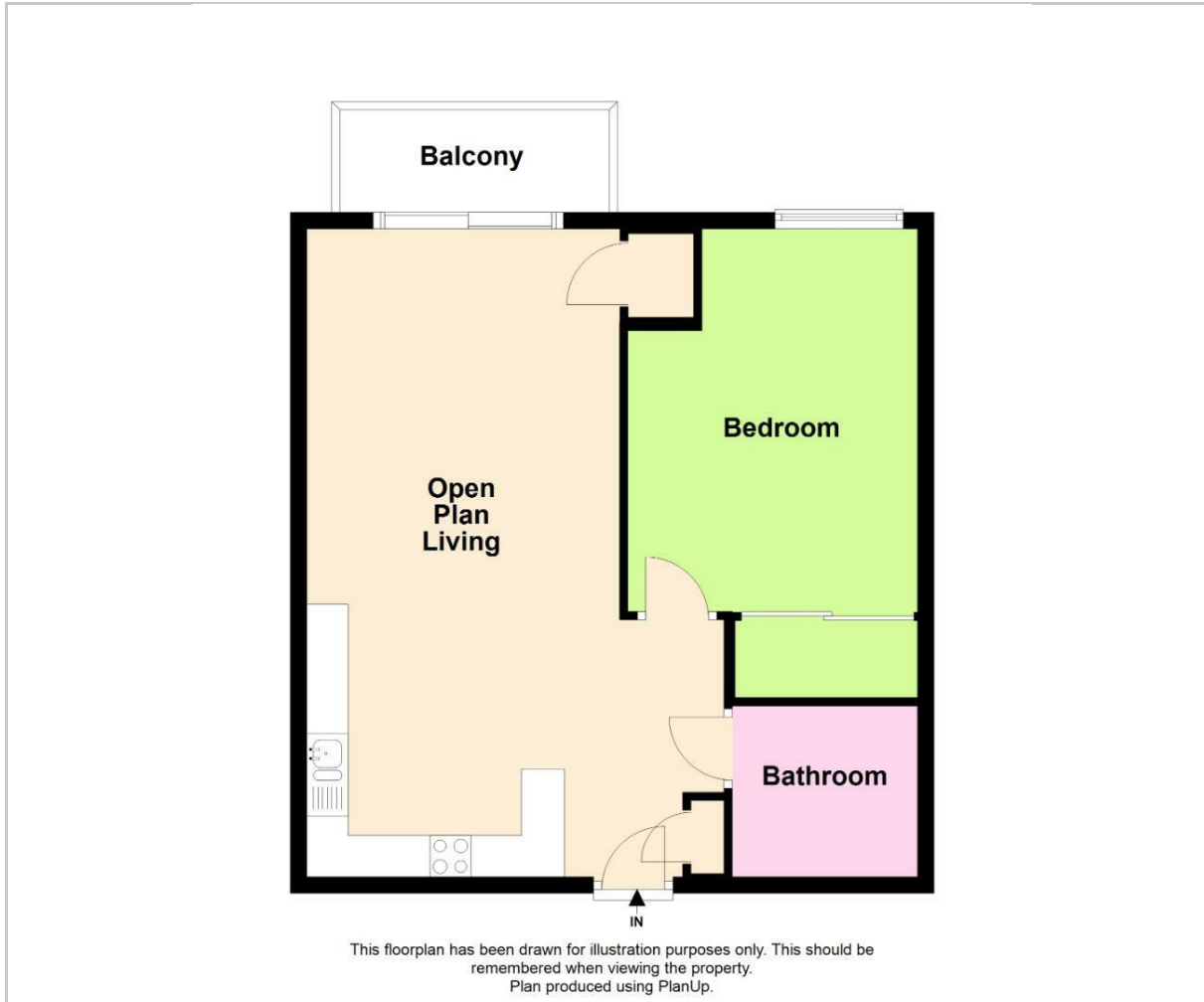
Open Plan Living/Kitchen:
25'8" x 16'6" max narrowing to 12'5"
(7.84m x 5.05m max narrowing to
3.79m)

Bedroom:
15'9" plus wardrobe recess x 10'8" max
(4.82m plus wardrobe recess x 3.26m
max)

Bathroom:



Floor Plan



Viewing

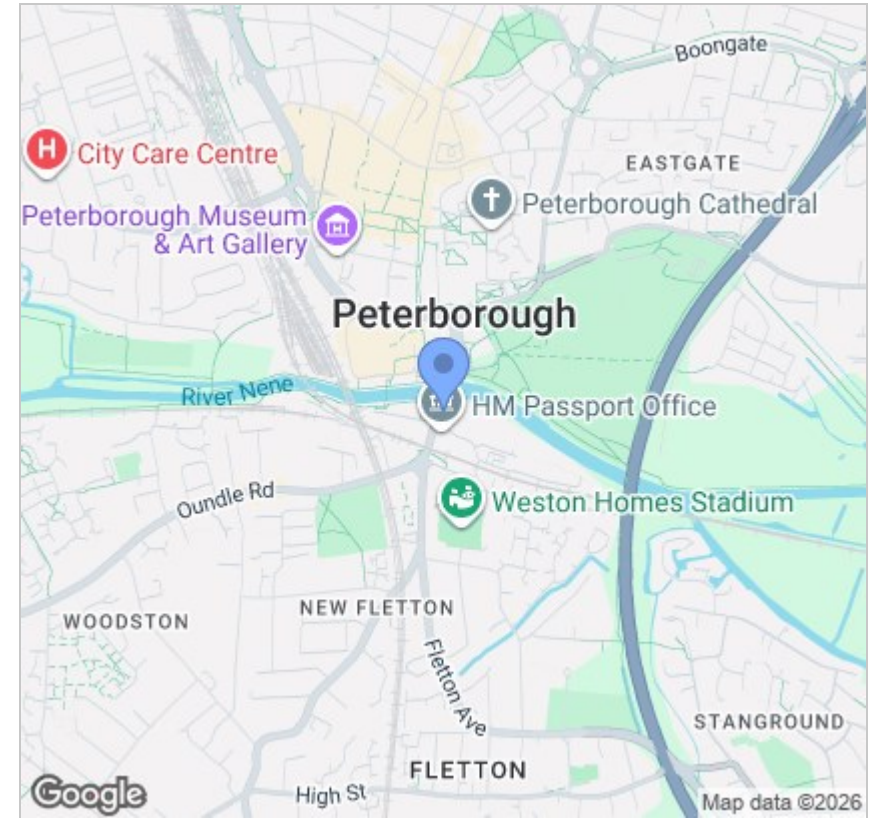
Please contact our Peterborough Office on 01733 834727 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

