



Connells

Clarkson House Merlin Drive
Fletton Quays Peterborough



Property Description

Situated within the highly regarded Fletton Quays development, this well-presented two bedroom upper floor apartment offers contemporary living in a prime riverside location, just a short distance from Peterborough city centre.

The apartment is accessed via a communal entrance with stairs and lift providing access to the upper floors. Upon entry, the hallway provides a welcoming introduction and leads through to all accommodation, including useful storage.

The heart of the home is the open-plan kitchen and living area, designed with modern living in mind and offering a bright, sociable space for relaxing and entertaining. The kitchen area is neatly arranged with integrated appliances and ample worktop space, while the living area benefits from direct access to a private balcony, ideal for enjoying outdoor seating and views of the surrounding development.

The property features two generously proportioned bedrooms, both offering flexibility for a range of furniture layouts, with the main bedroom particularly well suited as a comfortable principal sleeping space. The accommodation is completed by a contemporary bathroom fitted with modern sanitary ware.

Externally, residents benefit from well-maintained communal gardens and allocated parking, adding to the overall convenience of the property. The apartment is superbly located close to the city centre, providing easy access to shops, restaurants, transport links and leisure facilities.

Entrance Hall

Storage cupboard.

Bathroom

Bath with rainfall shower over, tiled flooring and walls, spotlights, wash hand basin, WC and chrome heated towel rail.

Lounge/Kitchen/Diner

Laminate flooring, window to rear, sliding door to balcony, high and low level storage with worktops over, mid height integrated oven, induction hob, cooker hood, sink/drainer with mixer tap and radiator.

Bedroom One

Window to rear, built in wardrobe, carpet and radiator.

Bedroom Two

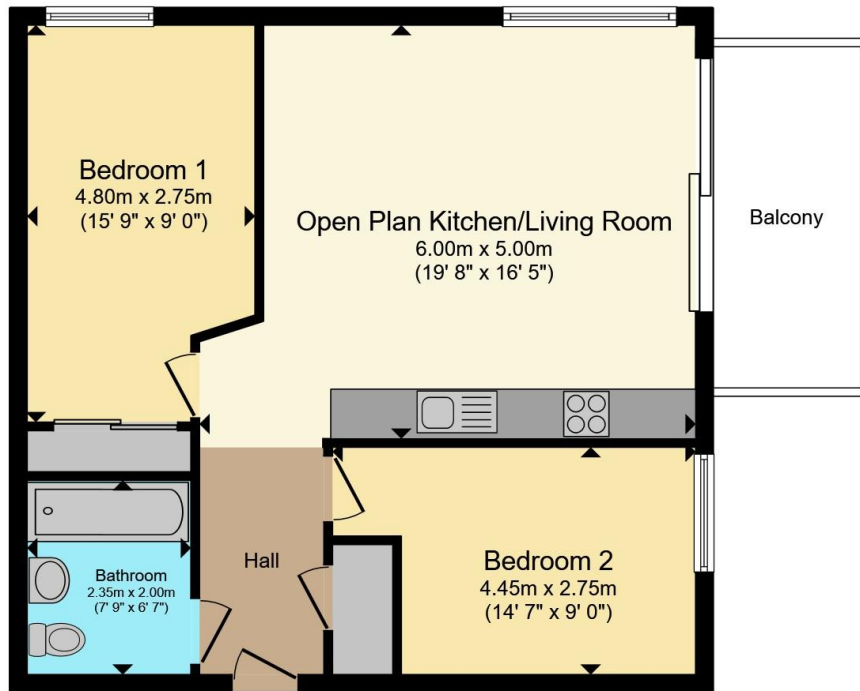
Window to side, carpet and radiator.

Outside

Communal Gardens

Allocated Parking





Ground Floor

Total floor area 63.3 m² (681 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

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EPC Rating: B Council Tax Band: A

Service Charge: Ask Agent

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/PBO312870

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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