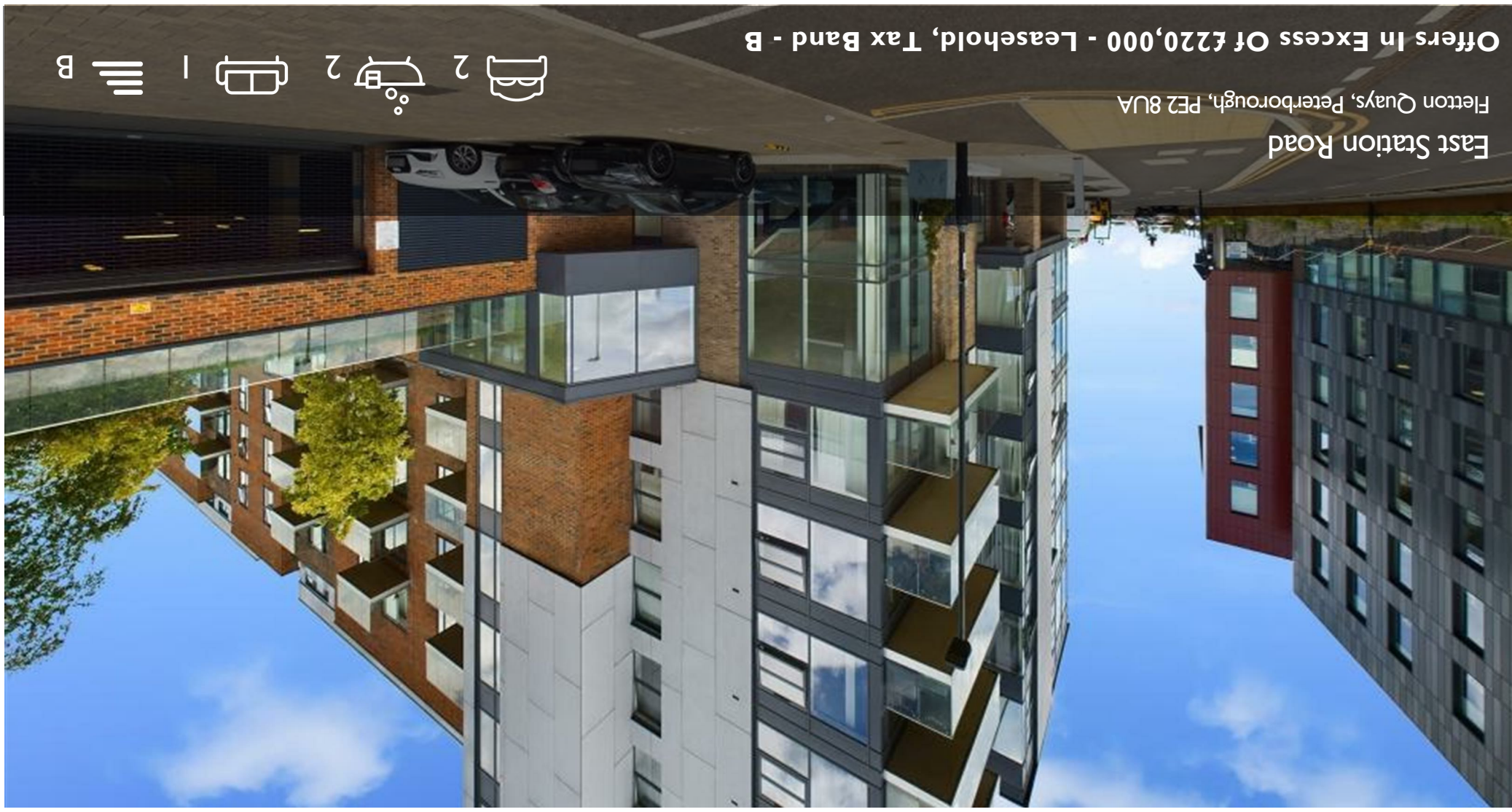


East Station Road

Fletton Quays, Peterborough, PE2 8UA

Offers In Excess Of £220,000 - Leasehold, Tax Band - B

2 2 1 B

Floor Plan



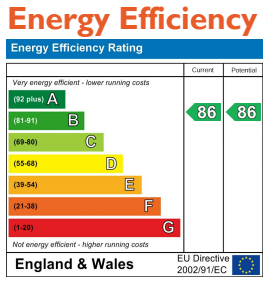
Area Map



Viewing

Please contact our City & County Estate Agents - Peterborough Office on 01733 563965 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. Please note, if the property is being purchased as buy to let, you should consider whether selective licencing is applicable.

A non-refundable purchaser administration fee will be payable by the successful buyer to cover AML checks, identity verification, and proof of funds validation, with full details provided upon offer acceptance.

East Station Road

Fletton Quays, Peterborough, PE2 8UA

A beautifully presented two bedroom luxury apartment, situated on the sixth floor and finished to an exceptional standard throughout. Offering a spacious open plan kitchen living dining area, a private balcony, and a master bedroom with en-suite. Further benefits include allocated gated parking, lift access, and a prime location within walking distance of Peterborough city centre and the train station.

Located within the sought after Avonside House development, this impressive sixth floor apartment offers contemporary living with high quality finishes throughout. The property is accessed via a secure communal entrance with lift access, leading to a well maintained and welcoming environment. Internally, the apartment features a generous open plan kitchen living dining area, forming the heart of the home. This bright and expansive space is ideal for both everyday living and entertaining, with the kitchen fitted with a range of high specification appliances and modern units. Large doors provide access to a private balcony, creating an excellent outdoor seating area with elevated views. The accommodation comprises two well proportioned bedrooms. The master bedroom is particularly spacious and benefits from a stylish en-suite shower room and built in storage, creating a comfortable and private retreat. Bedroom two is a generous double, ideal for guests, family, or use as a home office. A contemporary family bathroom is accessed from the hallway, finished to a high standard and complementing the overall quality of the apartment. Additional storage is also available off the hallway, enhancing practicality. Externally, the property benefits from allocated gated parking, providing both convenience and security. Further features include lift access to all floors and a telecom entry system. Ideally positioned within walking distance of Peterborough city centre and the train station, the apartment is perfectly suited for commuters and professionals, offering easy access to a wide range of local amenities, restaurants, and transport links.

Kitchen/Dining/Living Area
7.36 x 4.42 (24'1" x 14'6")

Balcony
1.59 x 3.06 (5'2" x 10'0")

Hallway
1.09 x 1.81 (3'6" x 5'11")

Master Bedroom
5.46 x 2.78 (17'10" x 9'1")

En-Suite To Master Bedroom
2.33 x 2.05 (7'7" x 6'8")

Bedroom Two
3.84 x 3.04 (12'7" x 9'11")

Bathroom
2.27 x 2.04 (7'5" x 6'8")

EPC - B
86/86

Tenure - Leasehold
At the time of marketing the vendor has informed us of the current lease terms. Exact figures will be confirmed by your solicitor upon receipt of the management pack, when a sale has been agreed.
Years Remaining on the lease - 993 years
Ground rent £350 per annum
Service charge £1558 per annum

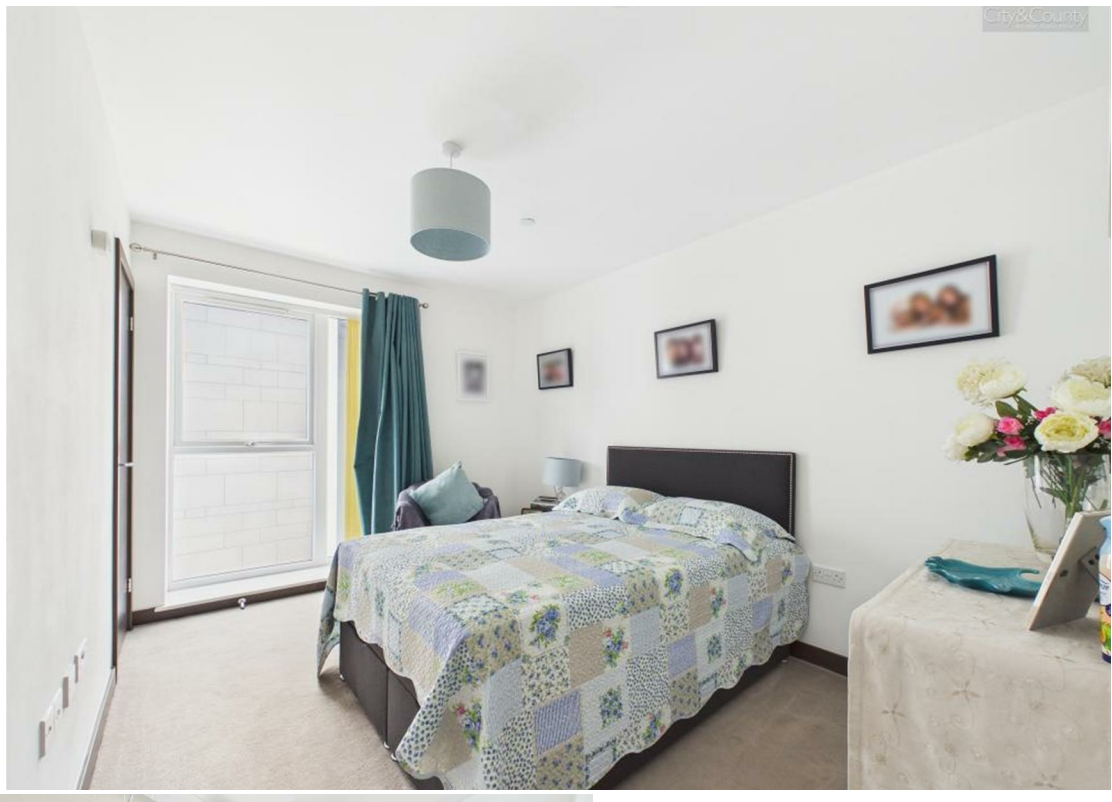
IMPORTANT LEGAL INFORMATION



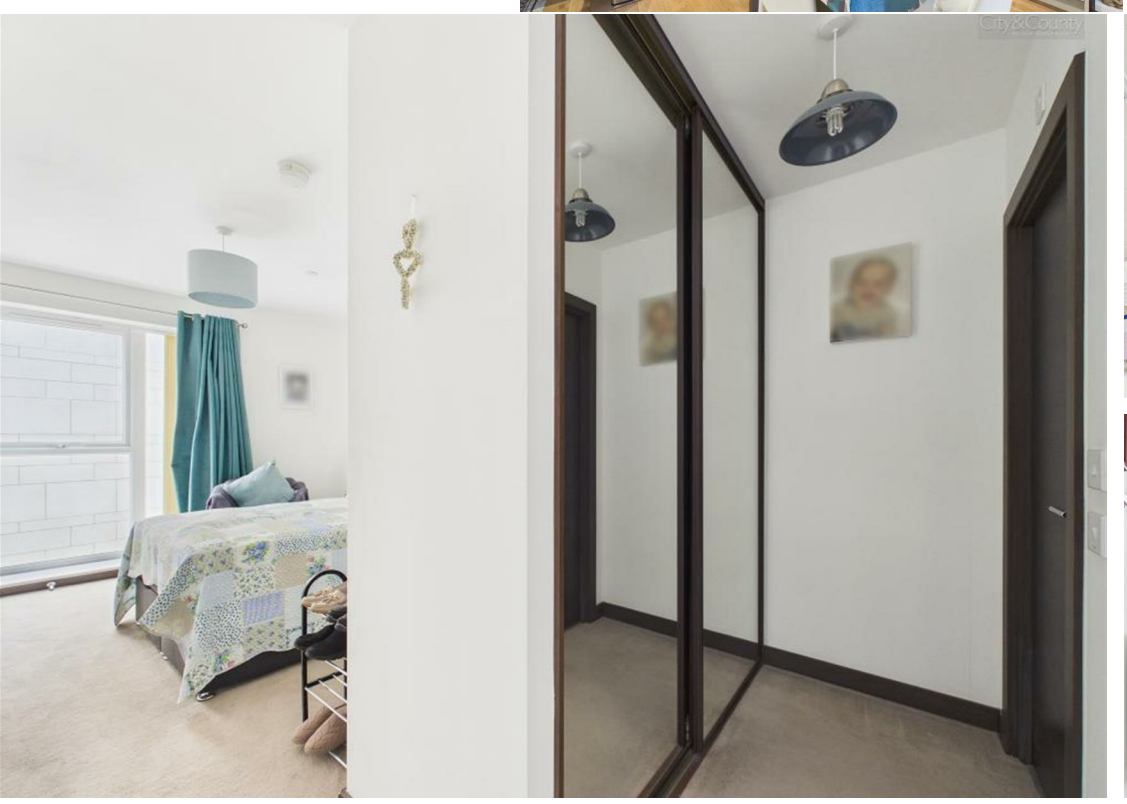


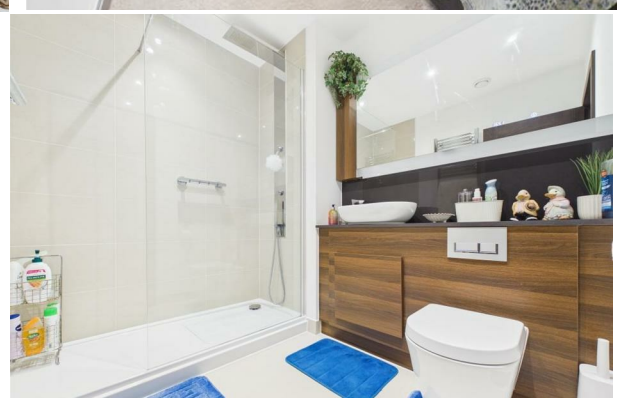


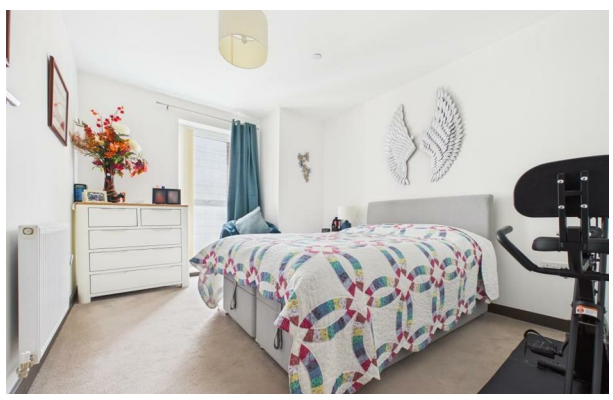


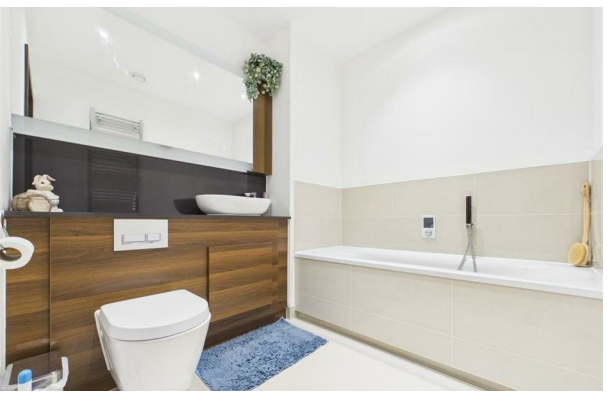
















Construction: Standard
Accessibility / Adaptations: Lift Access, Wide Doorways
Building safety: No
Known planning considerations: None
Flooded in the last 5 years: No
Sources of flooding: n/a
Flood defences: No
Coastal erosion: No
On a coalfield: No
Impacted by the effect of other mining activity: No
Conservation area: No
Lease restrictions: No
Listed building: No
Permitted development: No
Holiday home rental: No
Restrictive covenant: No
Business from property NOT allowed: No
Property subletting: No
Tree preservation order: No
Other: No
Right of way public: No
Right of way private: No
Registered easements: No
Shared driveway: No
Third party loft access: No
Third party drain access: No
Other: No
Parking: Double Garage, Driveway Private
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Adsl
Internet Speed: up to 1800Mbps
Mobile Coverage: EE - Great, O2 - Great, Three - Excellent, Vodafone - Excellent

Disclaimer: If you are considering purchasing this property as a Buy-to-Let investment, please be advised that certain areas may be subject to Selective Licensing schemes. Prospective purchasers are strongly advised to carry out their own due diligence to ensure compliance with any applicable licensing requirements, including any associated fees or obligations.

All information is provided without warranty. The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.