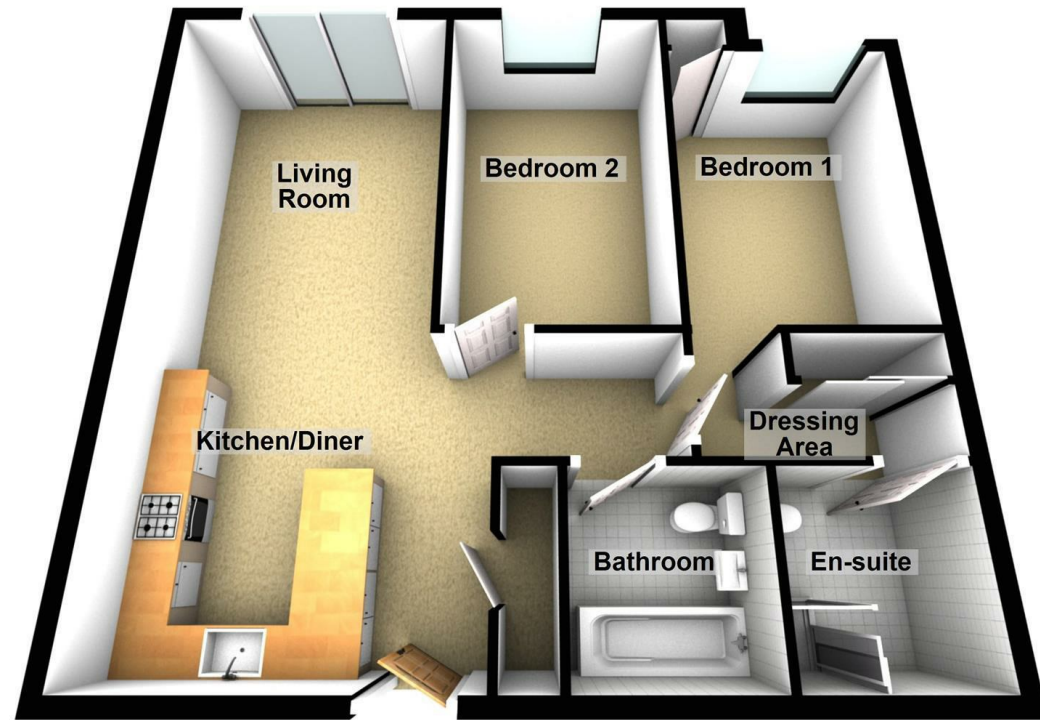


Floor Plan



COMMUNAL AREA

OPEN PLAN KITCHEN AND LIVING SPACE

BEDROOM 1

DRESSING AREA

SHOWER ROOM ENSUITE

BEDROOM 2

FAMILY BATHROOM

OUTDOOR GARDEN SPACE



Woodcock Holmes

20a Tesla Court, Innovation Way,
Peterborough PE2 6FL

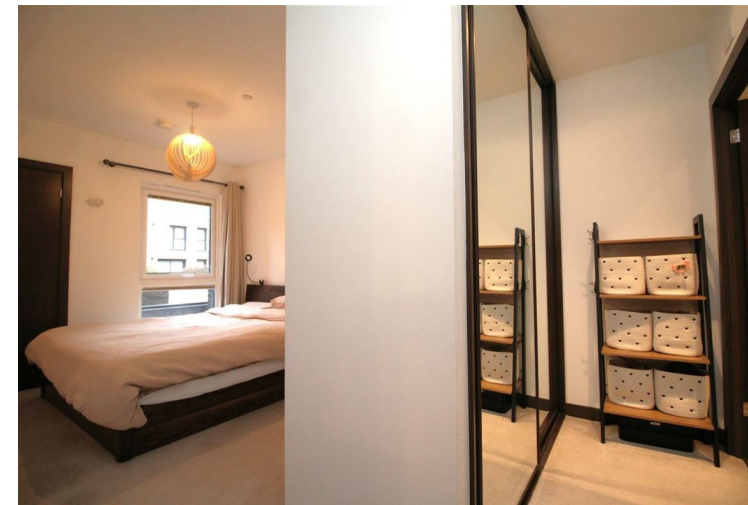
01733 303111

info@woodcockholmes.co.uk



These particulars do not constitute part or all of an offer of contract. The measurements are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to re-check measurements before committing to any expense. Woodcock Holmes have not tested any apparatus, equipment, services, fixtures or fittings and it is in the buyer's interest to check the working condition of appliances. Floorplans are for illustration purposes only and are not to scale. Woodcock Holmes has sought not to verify the legal title of the property. Buyers not obtain such verification from their solicitors.

106 Clarkson House
Fletton Quays, Peterborough, PE2 8UE
£230,000



**106 Clarkson House
Fletton Quays, Peterborough
PE2 8UE**

A luxury, modern apartment set within the highly sought-after Fletton Quays development, offered with no forward chain, open plan living and modern kitchen space with patio doors leading to your private sheltered outdoor space, two double bedrooms and two stylish bathroom spaces.

- AVAILABLE WITH NO FORWARD CHAIN
- PATIO DOORS LEADING TO PRIVATE SHELTERED DECKING AREA
- OPEN PLAN LIVING AND KITCHEN SPACE
- TWO DOUBLE BEDROOMS
- DRESSING AREA AND SHOWER ROOM ENSUITE TO MAIN BEDROOM
- STYLISH THREE PIECE FAMILY BATHROOM
- UPVC DOUBLE GLAZED AND GAS CENTRAL HEATING
- RIVERSIDE APARTMENT DEVELOPMENT
- EASY ACCESS TO LOCAL SHOPS, RESTARAUNTS, BARS AND CITY CENTRE
- SECURE ALLOCATED PARKING FOR ONE VEHICLE

Viewings: By appointment
£230,000

OPEN PLAN KITCHEN AND LIVING SPACE

25'9" x 10'11"
Door to front from the communal hallway, uPVC double glazed patio doors to rear overlooking your private garden area and communal garden spaces. Modern fitted kitchen with a matching range of base and eye level units, fitted worktop space, splashback tiles behind, fitted appliances, space for dining furniture. Living area with space for lounge furniture, radiator.

BEDROOM 1

10'7" x 8'10"
UPVC double glazed window to rear, fitted carpet, radiator, airing cupboard with wall mounted gas central heating boiler.

DRESSING AREA

Fitted carpet, fitted full height double wardrobe space with sliding mirrored doors, access to:

SHOWER ROOM ENSUITE

7'5" x 6'5"
Three piece suite with WC and wash hand basin in vanity unit with large mirror fitted above, double walk in shower with fitted power shower, shower screen guard, fully tiled surround, towel rack style radiator.

BEDROOM 2

13'10" x 8'6"
UPVC double glazed window to rear, fitted carpet, radiator.

FAMILY BATHROOM

7'5" x 6'5"
Three piece suite with WC and wash hand basin in vanity unit with large mirror fitted above, bath with fitted power shower above, shower screen guard, fully tiled surround, towel rack style radiator.

OUTSIDE

Composite decking with space for storage and garden furniture, sheltered from balcony above, open to communal garden space. There is one allocated parking space within the closed garage space underneath the communal garden.

COUNCIL TAX/TENURE/EPC

Tenure (LEASEHOLD), council tax band (B), and EPC rating (B) details are provided by the vendor or relevant authority and should be verified by prospective buyers.

SERVICES

Services, systems, and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

MARKETING INFORMATION

Every effort has been made to ensure that these details are accurate and not misleading please note that they are for guidance only and give a general outline and do not constitute any part of an offer or contract. Measurements, distances, and areas are approximate and should not be relied upon without verification. Interested parties should satisfy themselves of all details. None of the appliances, services or equipment described or shown have been tested.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC