



511 Avonside House East Station Road, Fletton Quays
£250,000

 **NEWTON FALLOWELL**

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Fletton Quays, Peterborough

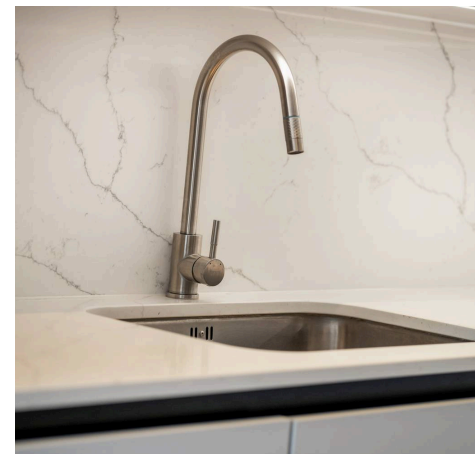
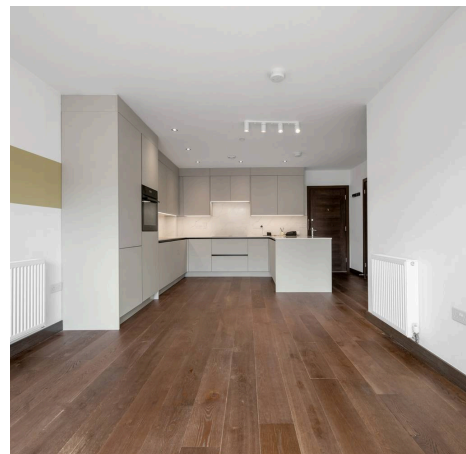
Situated on the fifth floor of a sought-after development, this impressive apartment offers TWO DOUBLE BEDROOMS, a RECENTLY REFURBISHED KITCHEN, LOUNGE & DINING SPACE, and RIVER VIEWS, providing a superb blend of comfort and convenience whilst being sold with NO ONWARD CHAIN. The property welcomes you with the contemporary open-plan living area, where the large balcony view gives an abundance of natural light and a beautiful outlook of the river and communal garden. The modern kitchen (renovated last year) is equipped with integrated appliances, sleek cabinetry, and ample worktop space, seamlessly flowing into the generous lounge and dining area, making it ideal for both relaxing and entertaining. Both double bedrooms are well-proportioned, with bedroom one benefiting from fitted wardrobes as well as being further enhanced by an en-suite shower room, while the second bedroom is served by a separate family bathroom with a full-size bath, showerhead, and quality fittings. Outside the apartment benefits from the communal gardens, river views and allocated parking below the apartment block.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





Kitchen/Lounge/Diner
24' 0" x 14' 3" (7.31m x 4.35m)

Hallway

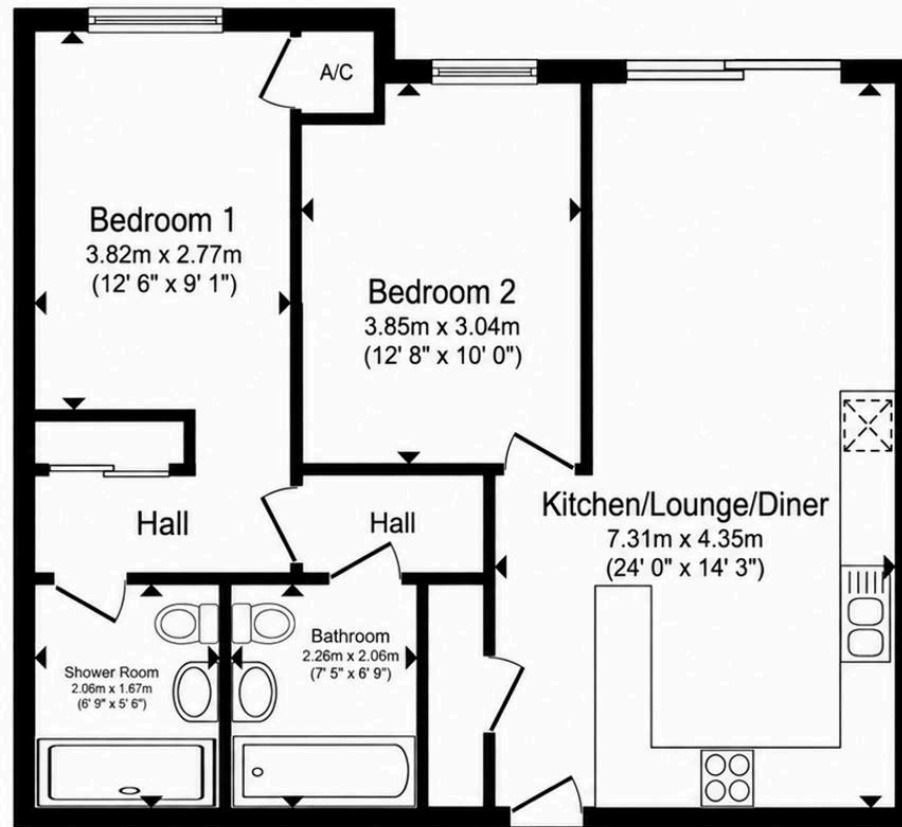
Bedroom 1
12' 6" x 9' 1" (3.82m x 2.77m)

Bedroom 2
12' 8" x 10' 0" (3.85m x 3.04m)

Bathroom
7' 5" x 6' 9" (2.26m x 2.06m)

Shower Room
6' 9" x 5' 6" (2.06m x 1.67m)





5th Floor

Total floor area 69.9 m² (752 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

Newton Fallowell - Peterborough

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