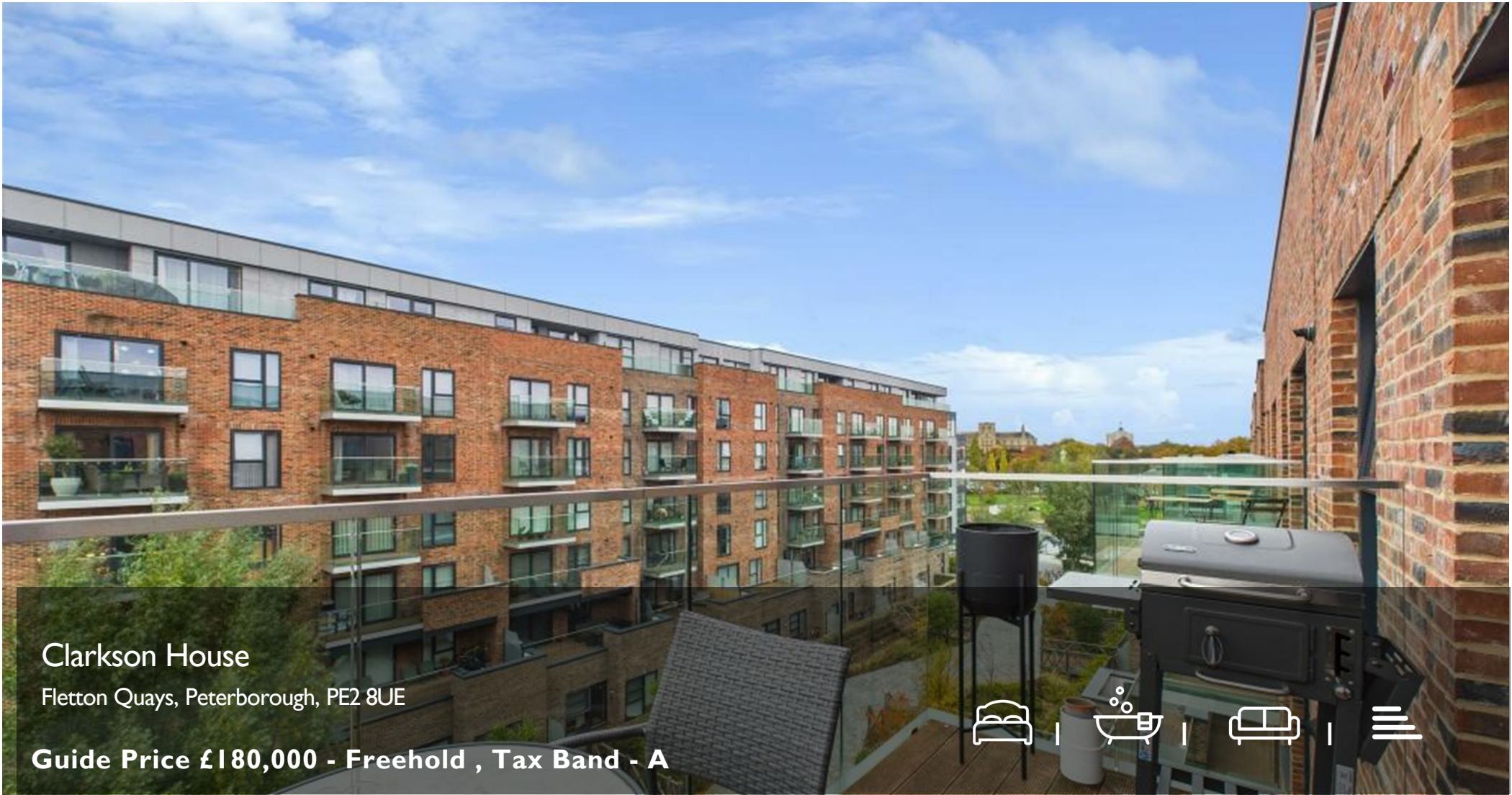
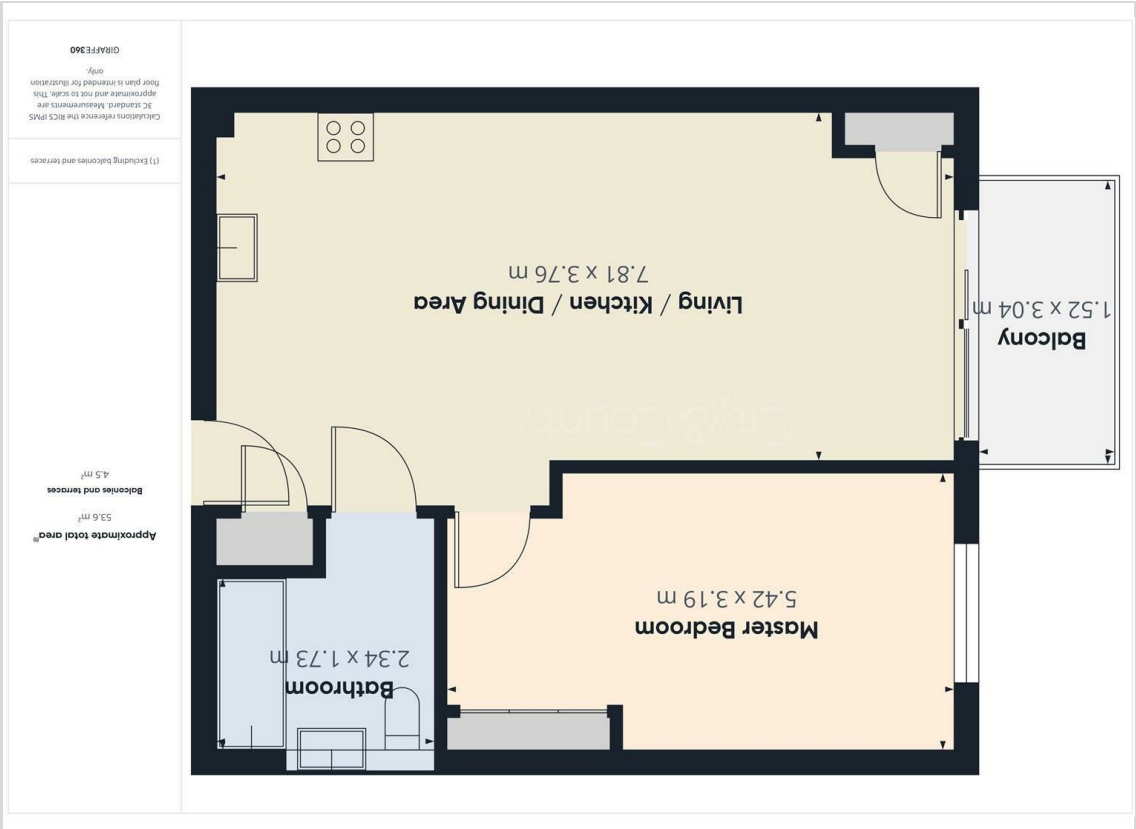




Clarkson House
Fletton Quays, Peterborough, PE2 8UE

Guide Price £180,000 - Freehold , Tax Band - A

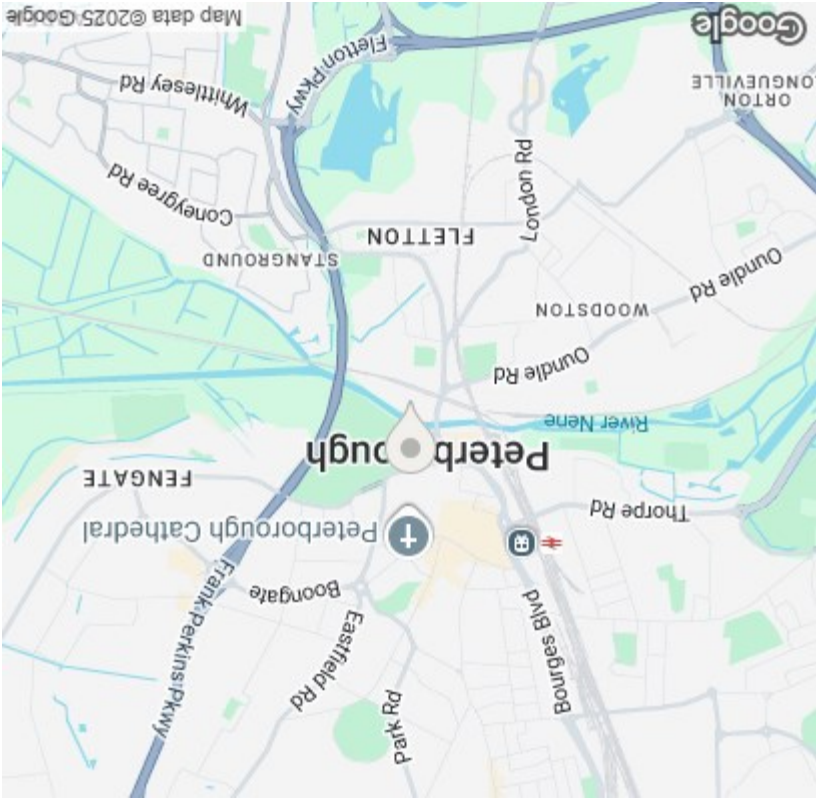
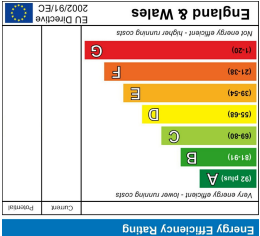
Floor Plan



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



Area Map

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 LICENSING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL- <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>

Clarkson House

Fletton Quays, Peterborough, PE2 8UE

*** Guide Price £180,000 - £200,000 ***

City & County are excited to offer for sale, this well-presented luxury apartment within the popular and highly sought after Fletton Quays development, situated within the heart of Peterborough City Centre close to all local amenities and Peterborough Station. This apartment boasts fantastic selling points throughout including beautiful views from the balcony of Peterborough Cathedral and the River Nene. Lift access, telecom services, welcoming reception hall, smart appliances, long lease, fair ground/service charges and an immaculate condition throughout!

Situated on the fourth floor of Clarkson House, and benefitting from electric gated, underground parking, this block is approximately four years old and is maintained to a very high standard by the management company. Internally comprising of a double bedroom, and a high specification three-piece family bathroom, with shower enclosure and a stylish vanity unit. The living accommodation is open plan and features a living and dining area along with a quality kitchen with top of the range integrated appliances. From the living area there is also a balcony, providing a relaxing space to sit and take in the city views. There are two storage cupboards included. Please call the office to arrange your viewing and see our virtual tour attached.

Living/Kitchen/Dining Area

7.81 x 3.76 (25'7" x 12'4")

Balcony

1.52 x 3.04 (4'11" x 9'11")

Master Bedroom

5.42 x 3.19 (17'9" x 10'5")

Bathroom

2.34 x 1.73 (7'8" x 5'8")

EPC - B

85/85

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 - 995 years

Ground rent £162.90

Service charge £1150.88

IMPORTANT LEGAL INFORMATION

Construction: Standard

Accessibility / Adaptations: Lift Access

Building safety: No

Known planning considerations: None

Flooded in the last 5 years: No

Sources of flooding: River

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: Yes



Tree preservation order: No
Other: No
Right of way public: No
Right of way private: No
Registered easements: No
Shared driveway: Yes - Underground Parking
Third party loft access: No
Third party drain access: No
Other: No
Parking: Underground Parking - Allocated Space
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Cable
Internet Speed: up to 1800Mbps
Mobile Coverage: EE - Great, O2 - Great, Three - Excellent, Vodafone - Great



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.

