



**Avonside House East Station Road, Fletton Quays  
Peterborough PE2 8UA**

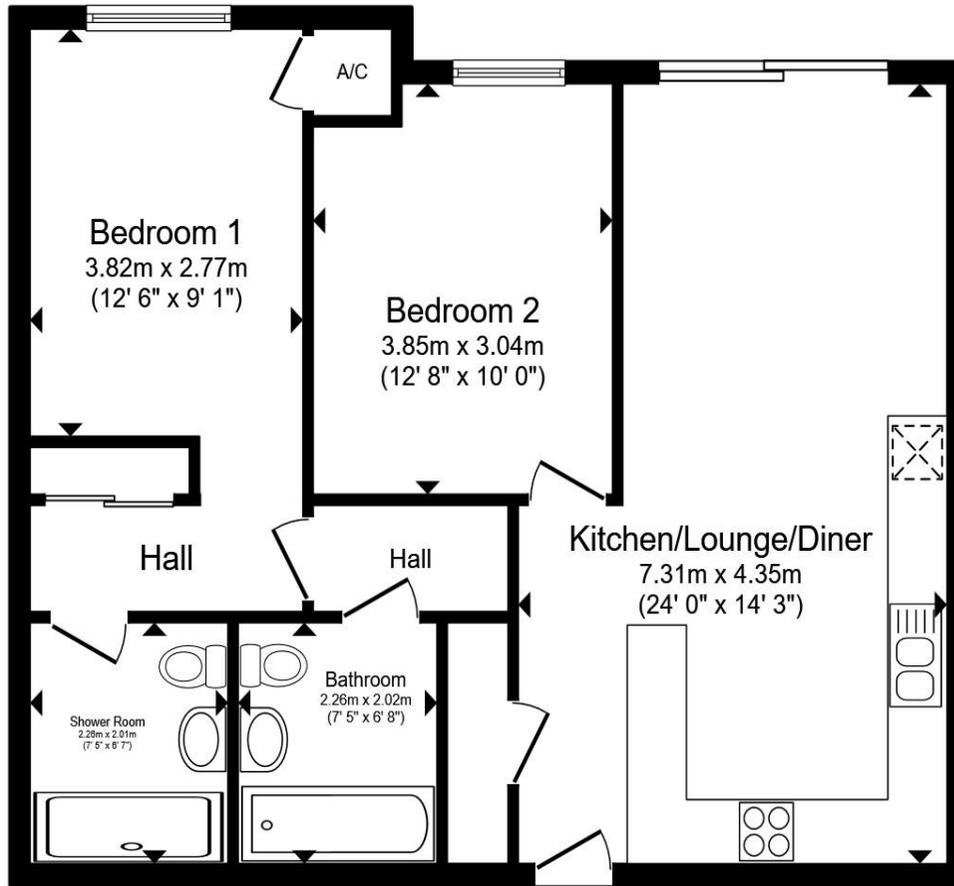
welcome to

## Avonside House East Station Road, Fletton Quays Peterborough

LUXURY 2 BEDROOM, 2 BATHROOM APARTMENT \*\*\*SOLD WITH NO CHAIN Beautifully finished and exceptionally well-presented, this stunning sixth-floor apartment is set within the highly sought-after riverside development of Fletton Quays. Offering an elevated lifestyle, the property boasts breathtaking balcony with river views, perfect for enjoying tranquil mornings or unwinding after a long day. With the train station and city centre just a short walk away, it is ideal for commuters and those seeking premium, modern living. Inside, the home features a spacious open-plan kitchen/living area, enhanced by French doors leading out onto the private balcony. The kitchen has been upgraded to an impressive standard, complete with luxurious marble worktops and matching splashbacks. It also benefits from brand-new AEG appliances—including an induction hob, dishwasher, fridge-freezer and built-in microwave—all still under manufacturer warranty for complete peace of mind.

The apartment offers two generous bedrooms, with bedroom one enjoying its own stylish en-suite bathroom, complemented by an additional modern family bathroom. Further benefits include allocated parking and lift access directly to the sixth floor, ensuring both convenience and comfort.





## 5th Floor

**Kitchen Diner Lounge**

**Bedroom One**

**En-Suite**

**Bedroom Two**

**Bathroom**

Total floor area 69.9 m<sup>2</sup> (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](http://www.propertybox.io)

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## Avonside House East Station Road, Fletton Quays Peterborough

- SOLD WITH NO CHAIN
- LUXURY APARTMENT
- TWO BEDROOMS
- ENSUITE TO THE MASTER
- BALCONY WITH RIVER VIEWS

Tenure: Leasehold EPC Rating: B

Council Tax Band: A Service Charge: 1558.00

Ground Rent: 350.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jul 2018. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £270,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
FLE104953 - 0002

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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