



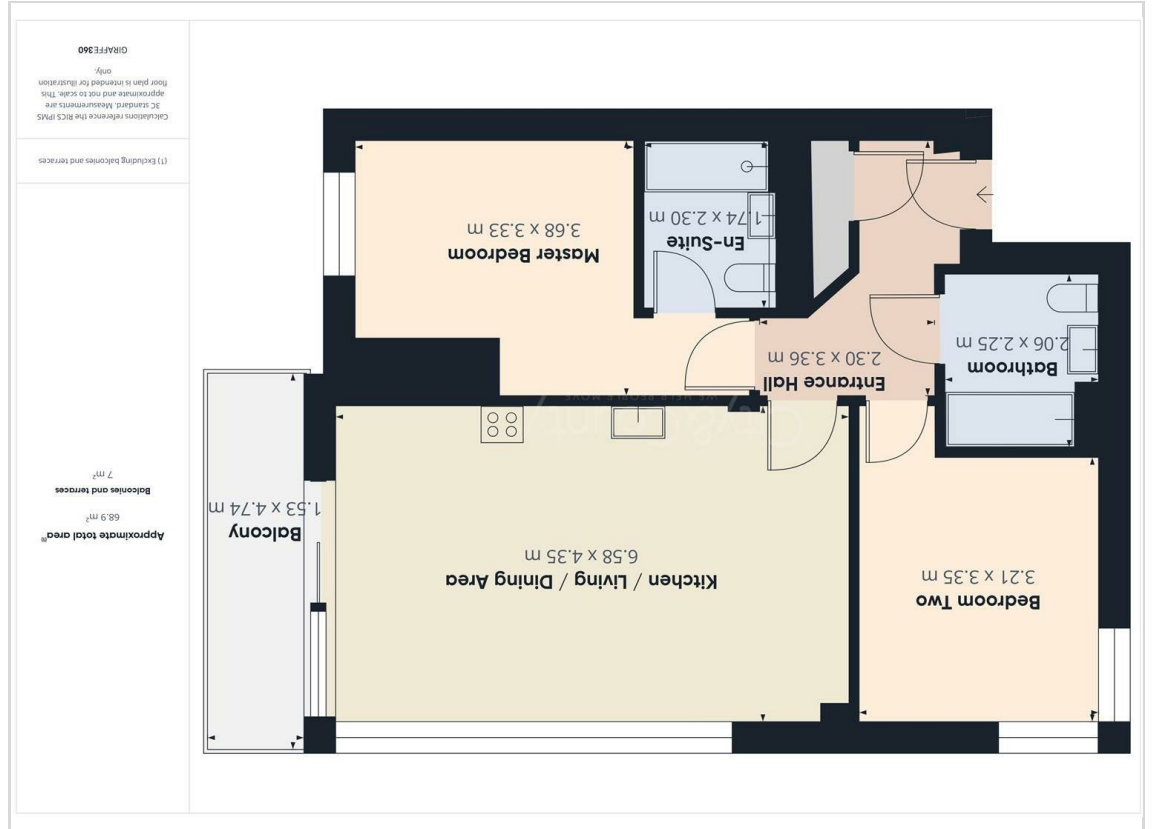
East Station Road

Fletton Quays, Peterborough, PE2 8UA

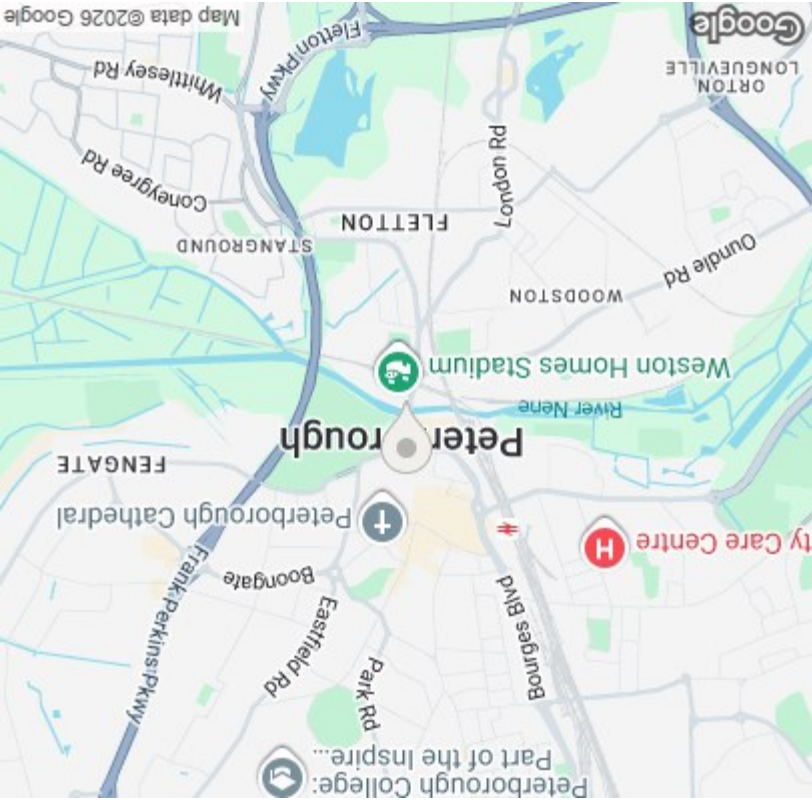
Guide Price £210,000 - Leasehold , Tax Band - B



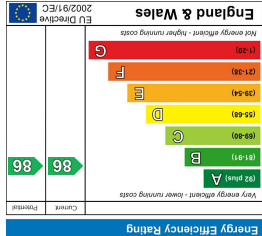
Floor Plan



Area Map



Energy Efficiency Graph



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.

Viewing

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 guarantees. 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.

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

***GUIDE PRICE £210,000 - £220,000 ***

This luxury fifth-floor apartment at Avon Side, Fletton Quays offers immaculate modern living with a bright, spacious reception area and high-spec appliances throughout. The master bedroom benefits from its own stylish en-suite, while a private balcony provides impressive views across Peterborough City Centre. With lift access, secure telecom entry, and allocated parking, the property combines convenience with contemporary comfort. Perfectly positioned within easy walking distance of both the city centre and the train station, it's an ideal choice for first-time buyers or investors seeking a standout home in a prime location.

This beautifully designed apartment at Avonside, Fletton Quays presents an exceptional blend of luxury, space and contemporary living. Set on an upper floor with lift access, the property opens into a welcoming entrance hall that flows seamlessly through to an impressive open-plan kitchen, living and dining area. This bright central space offers ample room for both relaxation and entertaining, complemented by sleek, high-spec finishes and direct access onto a private balcony where you can enjoy open views across the city. The master bedroom is thoughtfully positioned for privacy and comfort, complete with its own modern en-suite shower room. A second well-proportioned bedroom sits close to the main bathroom, creating an ideal layout for guests, family, or working from home. Both bathrooms feature contemporary fittings, adding to the overall sense of quality throughout the apartment. With allocated parking, secure telecom entry, and a prime position within walking distance of Peterborough City Centre and the train station, this home offers convenience as much as style. Immaculately presented and ready to move straight into, it is perfectly suited to first-time buyers, professionals, or investors seeking a standout property in one of the city's most desirable riverside developments.

Entrance Hall
2.30 x 3.36 (7'6" x 11'0")

Kitchen/Living/Dining Area
6.58 x 4.35 (21'7" x 14'3")

Balcony
1.53 x 4.74 (5'0" x 15'6")

Master Bedroom
3.68 x 3.33 (12'0" x 10'11")

En-Suite To Master Bedroom
1.74 x 2.30 (5'8" x 7'6")

Bedroom Two
3.21 x 3.35 (10'6" x 10'11")

Bathroom
2.06 x 2.25 (6'9" x 7'4")

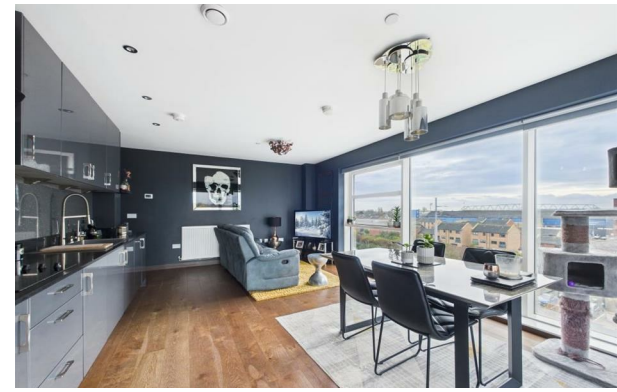
EPC - B
86/86

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 £T350 per annum
Service charge £1454.10 per annum

IMPORTANT LEGAL INFORMATION



Construction: Standard
Accessibility / Adaptations: Lift Access, Ramped Access
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: Yes
Listed building: No
Permitted development: No
Holiday home rental: Yes
Restrictive covenant: No
Business from property NOT allowed: Yes
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: Communal Car Park Allocated Space, Gated Parking, Residents Parking
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Fixed Wireless
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.

