



Kitson House East Station Road, Fletton Quays, Peterborough
£180,000 Leasehold

**Sharman
Quinney**

Key Features

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999 Years remaining as of 01 Jul 2018

£175.00 Ground Rent pcm

Review due: Ask Agent

£1036.58 Service Charge pcm

Review due: 04/2027

- Prestigious Fletton Quays Location
- Approximately 55.4 sq m (596.3 sqft)
- Stunning Views over Landscaped Gardens, River Nene and Peterborough Cathedral
- Modern fitted Kitchen with integrated dishwasher, microwave and fridge/freezer
- Walking distance to the City Centre and Railway Station

The spacious accommodation features a bright and airy open-plan living area with floor-to-ceiling windows, allowing an abundance of natural light whilst showcasing the apartment's stunning outlook across the landscaped gardens, River Nene and Peterborough Cathedral. The modern fitted kitchen is finished to a high standard and comes complete with integrated appliances including a





Total floor area 57.2 m² (616 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

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dishwasher, microwave, and fridge/freezer, providing both style and practicality.

The generous double bedroom offers a peaceful retreat with attractive views, while the sleek contemporary bathroom is finished with quality fixtures and fittings throughout.

Perfectly positioned to enjoy all that Fletton Quays has to offer, residents benefit from a vibrant waterfront setting with restaurants, leisure facilities and the city centre all within easy walking distance, as well as excellent transport links including Peterborough railway station.

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

To view this property call Sharman Quinney on:
01733 896222

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home valuation.

 01733 896222

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Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: SSQ205400 - 0001

