



613 AVONSIDE HOUSE, EAST STATION ROAD, FLETON QUAYS, PETERBOROUGH, CAMBRIDGESHIRE. PE2 8UA

GUIDE PRICE £210,000



PENNELL & PARTNERS

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ABOUT THE PROPERTY

PRICE GUIDE £210,000 - £220,000

Step into luxury living with this stunning sixth-floor apartment in the highly sought-after Avonside House at Fletton Quays – one of Peterborough's most desirable riverside developments.

From the moment you enter, this property exudes elegance and sophistication. Designed with open-plan living in mind, the spacious lounge and kitchen area create a seamless flow ideal for both relaxing and entertaining.

The high-spec kitchen features a modern high-gloss finish, integrated appliances including a washing machine, dishwasher, and oven – and even benefits from a separate boiling water tap for added convenience.

There’s ample worktop space and room for a large dining table, making it a practical yet stylish heart of the home.

The lounge is flooded with natural light thanks to expansive patio doors, leading out to a private balcony – a perfect retreat with amazing views. Whether you’re enjoying your morning coffee or winding down in the evening, the outdoor space offers a peaceful, elevated outlook.

The apartment offers two double sized double bedrooms. The master bedroom features a bespoke, sliding-door wardrobe system that cleverly creates a unique dressing room area, along with a beautifully designed ensuite bathroom complete with a large walk-in shower and sleek, contemporary fittings.

The second double bedroom is equally impressive, bathed in natural light from a large window and finished to a high decorative standard – ideal as a guest room, home office or additional living space.

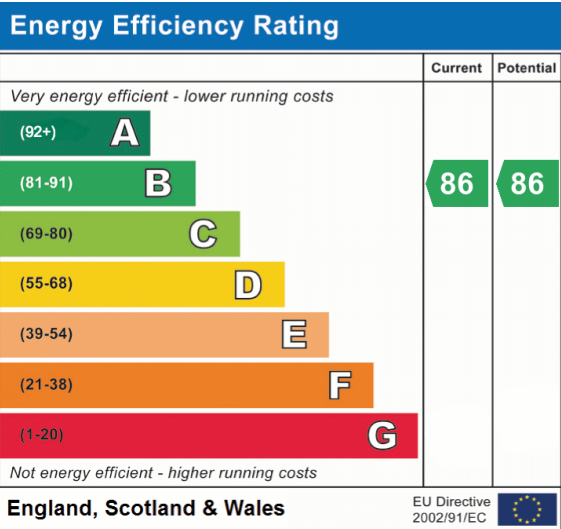
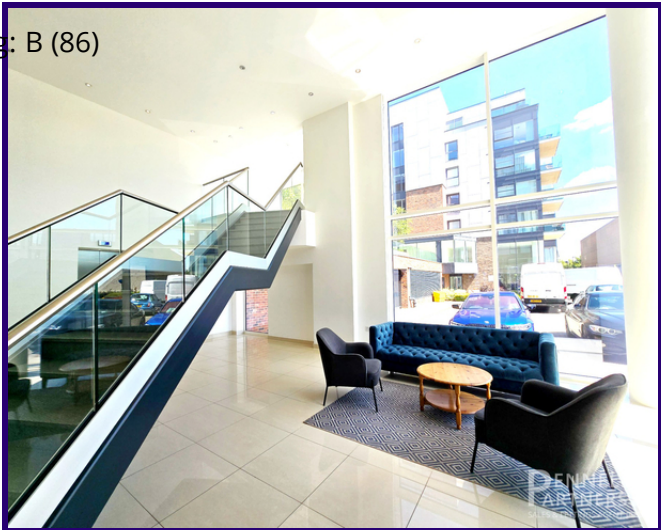
Additional features include: Fibre optic broadband – perfect for remote working and streaming/Key fob secure entry system to the building/Allocated secure parking space within the residents’ car park/Lift access and well-maintained communal areas

Located just a short walk from Peterborough city centre and train station (0.6 Miles/10 min walk), this property offers an outstanding combination of style, space and convenience. Perfect for professionals, first-time buyers or investors looking for a high-quality residence in a premium location.

Early viewing is highly recommended to fully appreciate what this exceptional apartment has to offer



EPC Rating: B (86)



OPEN PLAN KITCHEN/DINER/LOUNGE

7.858m x 3.560m (25' 9" x 11' 8")

STORAGE CUPBOARD

HOUSES BROADBAND AND FUSE BOARD WITH ROOM FOR STORAGE.

MASTER BATHROOM

2.010m x 2.352m (6' 7" x 7' 9")
VANITY FURNITURE
LARGE LED MIRROR
BATH WITH DIGITAL HAND HELD SHOWER OPTION

BEDROOM TWO

2.664m x 4.342m (8' 9" x 14' 3")

MASTER BEDROOM

4.988m x 2.923m (16' 4" x 9' 7") MAXIMUM

MASTER ENSUITE

2.042m x 2.305m (6' 8" x 7' 7")
VANITY FURNITURE
LARDE LED MIRROR
WALK IN SHOWER

BALCONY

4.00m x 1.2m (13' 1" x 3' 11")

ADDITIONAL FEATURES

LIFT OR STAIRS ACCESS TO ALL FLOORS
KEY FOB ENTRY TO MAIN BUILDING DOORS WITH INTERCOM FOR VISITORS
DESIGNATED FIRE ESCAPE ROUTES FOR EACH FLOOR
INDOOR CAR PARKING SPACE PROVIDED WITH 24HOUR KEY FOB ENTRY/EXIT