





418 Kitson House, East Station Road, Fletton Quays PE2 8UD

£220,000





*** EXCEPTIONALLY PRESENTED CITY CENTRE APARTMENT *** " This beautifully presented 4th floor apartment is situated within the popular and highly sought after Fletton Quays development. It is within the heart of Peterborough City Centre and close to the train station and a range of other amenities. Featuring a parking space behind secure gates, a hallway with cupboard, open plan kitchen/living with access to the glass balcony, 2 bedrooms with a built in wardrobe to bedroom 1 and a bathroom with interactive features. The block also has a serviced lift. EPC Energy Rating B/ Council Tax Band - B".

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т: 01733 574969



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ENTRANCE

Door to front, cupboard and radiator.

KITCHEN / LIVING

19' 7" x 16' 6" (5.97m x 5.03m) (approx) Fitted with a range of base units with work surfaces over, sink unit with mixer tap, integrated oven, hob, integrated dishwasher and fridge/ freezer, plumbing for a washing machine and radiator. UPVC double glazed window to rear, sliding door to glass balcony.

BEDROOM 1

15' 9" (to wardrobe) x 8' 9" (max) 4.80m x 2.67m) (approx) UPVC double glazed window to rear, built in wardrobe and radiator.

BEDROOM 2

12' 6" (min) (3.81m) 15' 0" (max) x 8' 8" (4.57m x (2.64m)) (approx) UPVC double glazed window to side.

BATHROOM

7' 3" x 6' 6" ($2.21m \times 1.98m$) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin, bath with shower over and heated towel rail.

BALCONY

Glass balcony surround.

AGENT NOTES

The floorplan is for illustrative purposes only. Fixtures and fittings do not represent the current state of the property. Not to scale and is meant as a guide only.

AGENT NOTES

The lease is 999 years from 1st July 2018 there remaining 993 years remaining. The service charge half yearly is $\pounds 615.00$ the ground rent for the year is $\pounds 190.00$.

There is a dedicated parking space.







roperty details herein do not form part or all of an offer or contract. Any measurements included are for guidance only and, as such, must ot be used for the purchase of carpets or fitted furniture etc. We have not tested any apparatus, equipment, fixtures or services; neither ave we confirmed or verified the legal title of the property. All prospective purchasers must satisfy themselves as to the correctness and ccuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property. Any plans shown re not to scale and are meant as a guide only. 1110 Lincoln Road PE4 6BP T: 01733 574969