



**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".



## 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 x 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

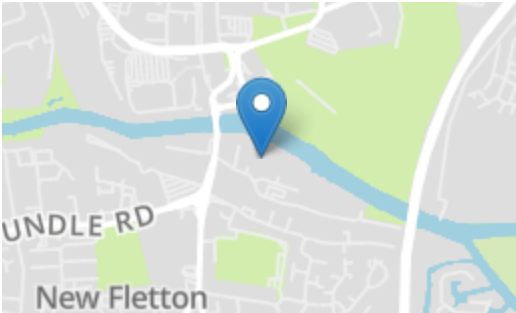
Glass balcony surround.

## 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 £615.00 the ground rent for the year is £190.00. There is a dedicated parking space.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	86	86
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

