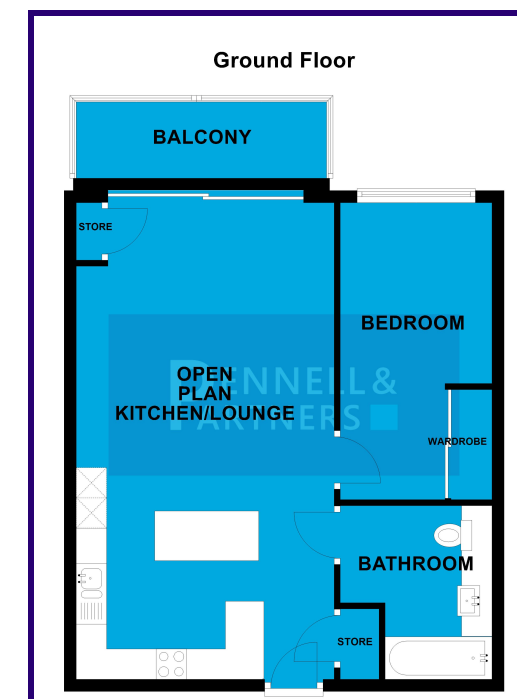


317AVONSIDE HOUSE, EAST STATION ROAD, FLETON QUAYS, PETERBOROUGH, PE2 8ST, . PE2 8ST

£180,000



**PENNELL & PARTNERS**

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## ABOUT THE PROPERTY

Step into luxury living with this exceptional 1-bedroom apartment, nestled in the sought-after Avonside House at Fletton Quays.

With only one professional owner since new, this property has been impeccably maintained and is presented in outstanding condition—perfect for first-time buyers or professionals seeking a stylish city retreat.

As you enter, you're welcomed by the beautifully designed open-plan living area. The modern kitchen is a true centrepiece, featuring high-end built-in appliances, a convenient island, and a state-of-the-art 3-way boiling water tap.

This seamlessly flows into the living space, offering ample room for chic furniture and personal touches.

The large sliding patio doors lead you to the private balcony, enclosed with sleek glass panels and chrome fixtures. It's the perfect place to unwind after a busy day, offering tranquil views and a peaceful retreat.

From the living area, you'll find a generously sized storage unit, complete with fibre broadband access and plenty of additional space to keep your home organized.

Adjacent to this is the luxurious bathroom, featuring a modern bath with a rainfall showerhead, fully tiled walls, elegant vanity furniture, and a large LED mirror for the perfect finishing touch.

The final highlight is the spacious double bedroom, equipped with a large sliding wardrobe offering ample storage for your wardrobe essentials.

A floor-to-ceiling window floods the room with natural light, creating a serene and inviting atmosphere.

Positioned in the heart of Peterborough, this flat offers unparalleled convenience. You're just a short distance from the city centre, the train station, and all major routes, ensuring excellent connectivity.

Local amenities, dining, and entertainment are all within easy reach, making this property an ideal choice for modern living.

This stunning apartment is a must-see. Whether you're stepping onto the property ladder or looking for a stylish base close to the city, this property offers an exceptional opportunity.

## OPEN PLAN KITCHEN/LIVING AREA

7.848m x 4.250m (25' 9" x 13' 11")

## UTILITY CUPBOARD

0.649m x 1.164m (2' 2" x 3' 10")

## BATHROOM

2.759m x 1.505m (9' 1" x 4' 11")

## BEDROOM

5.494m x 2.844m (18' 0" x 9' 4")

## BALCONY

4.00m x 1.200m (13' 1" x 3' 11")

## GENERAL

LIFT OR STAIRS ACCESS TO ALL FLOORS

KEY FOB ENTRY TO MAIN BUILDING DOORS WITH INTERCOM FOR VISITORS

DESIGNATED FIRE ESCAPE ROUTES FROM EACH FLOOR

INDOOR CAR PARKING SPACE PROVIDED WITH KEY FOB 24HOUR ACCESS



EPC Rating: B (86)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	