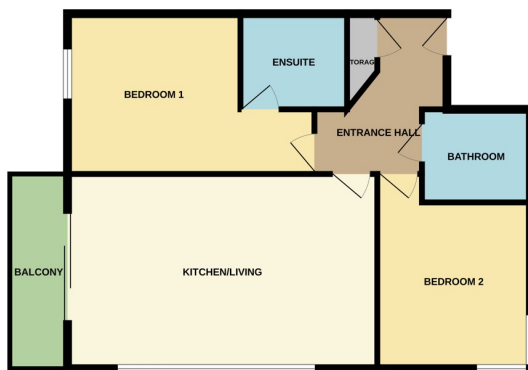




**618 Avonside House, East Station Road, Fletton Quays PE2 8UA**

**£220,000**



\*\*\* LUXURY 2 BEDROOM, 2 BATH APARTMENT \*\*\* " Priced to sell, this immaculately presented 6th floor apartment is located in the popular riverside development of Fletton Quays. The open-plan living/kitchen space offers a great amount of natural light with with sliding doors to the balcony and privacy film windows. The apartment itself is 2 bedrooms, one with an en-suite, an entrance hall, another bathroom and an open plan kitchen/living space. The block is accessed via security intercom to a communal entrance hallway with a staircase and lifts providing access to the flat via the sixth-floor landing. There is also an allocated parking space in the car park. EPC Energy Rating - B/ Council Tax Band - B. "



## ENTRANCE

Door to side, cupboard and radiator.

## KITCHEN / LIVING

14' 4" x 20' 9" (4.37m x 6.32m) (approx) Fitted with a range of base and eye level units with work surfaces over, stainless steel sink unit, integrated oven, hob, integrated fridge / freezer, dishwasher and washing machine. Radiator, window to front, sliding door to balcony.

## BALCONY

## BEDROOM 1

12' 0"(min)(3.66m) 17' 0"(max) x 10' 9" 5.18m x 3.28m) (approx) Window to side, built in wardrobe and radiator.

## EN SUITE

6' 5" x 7' 2" (1.96m x 2.18m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin and shower cubicle and heated towel rail.

## BEDROOM 2

11' 2" (min) (3.40m) 13' 3"(max) x 10' 3" 4.04m x 3.12m) (approx) Windows to front and side, radiator.

## BATHROOM

6' 3" x 7' 3" (1.91m x 2.21m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin, bath and heated towel rail.

## PARKING

One allocated parking space

## 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.

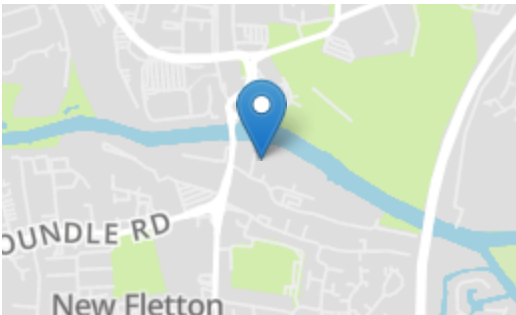
## AGENT NOTES - LEASE DETAILS

Ground Rent is £350 a year

Service Charge is £1350 a year

Buildings Insurance is £547 a year

993 years remaining on the lease



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	85	85
(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		

