



East Station Road, Peterborough PE2 8UB

£220,000



*** BEAUTIFULLY PRESENTED GROUND FLOOR APARTMENT *** " Located in the popular area of Fletton Quays, this two bedroom ground floor flat is immaculate and features two bedrooms with an en-suite to bedroom one, an additional bedroom, an open plan kitchen/diner/living space, allocated parking and just a walk away from the city centre! Viewings are highly recommended to appreciate the condition of this apartment. EPC Energy Rating - B/Council Tax Band - B. "

KITCHEN / DINER

14' 3" x 11' 2" (4.34m x 3.40m) (approx) Fitted with a range of base and eye level units with work surfaces over, stainless steel sink unit with mixer tap over, integrated oven, hob with extractor fan over, space for a washer/ dryer in cupboard, integrated fridge/ freezer, space for a dishwasher in cupboard, open into:-

LOUNGE

14' 6" x 11' 6" (4.42m x 3.51m) (approx) Sliding doors to rear and two radiators.

INNER HALL

Radiator.

BEDROOM 1

16' 4" x 10' 9" (4.98m x 3.28m) (max) 9' 5" (2.87m) (min) (approx) UPVC double glazed window to rear, cupboard with boiler enclosed and radiator.

ENSUITE

7' 3" x 6' 5" (2.21m x 1.96m) (approx) Fitted with a three piece suite comprising low level W/C , pedestal wash hand basin with mixer tap over, double shower cubicle and heated towel rail.

BEDROOM 2

14' 2" x 8' 7" (4.32m x 2.62m) (approx) UPVC double glazed window to rear and radiator.

BATHROOM

7' 4" x 6' 4" (2.24m x 1.93m) (approx) Fitted with a three piece suite comprising low level W/C, pedestal wash hand basin with mixer tap over, bath and heated towel rail.

OUTSIDE

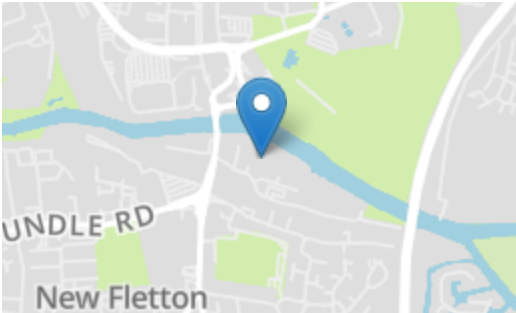
There is a courtyard area.

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 has 999 years from 1st July 2018. The ground rent is £105.00 per 6 Months and the service charge is £760.99 per 6 months. 1st October 2025- 31st March 2026



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

