



218 Avonside House, East Station Road, Fletton Quays PE2 8ST

£245,000



***** INVESTORS ONLY! ***** "With a tenant in situ paying £1250 pcm, this 2 bedroom apartment in the popular development of Fletton Quays, is just a stones throw away from the city centre. Benefiting from a dedicated parking space behind gates, an entrance hall with cupboard, 2 bedrooms with fitted wardrobes in one, a bathroom with interactive features and the open plan kitchen/living space with balcony. EPC Energy Rating - B/Council Tax Band -B".

ENTRANCE HALL

Door to front, cupboard and radiator.

KITCHEN / LIVING SPACE

19' 7" x 17' 0" (5.97m x 5.18m) (max) 16' 6" (5.03m) (min) (approx) Fitted with a range of base and eye level units with work surfaces over, stainless steel sink unit with mixer tap, integrated oven, hob, integrated dishwasher, integrated washing machine and radiator, UPVC double glazed window to front, sliding doors to side and balcony.

BEDROOM 1

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

BEDROOM 2

14' 8" x 12' 6" (4.47m x 3.81m) (max) 8' 9" (2.67m) (min) (approx) (L - Shape) UPVC double glazed window to side and radiator.

BATHROOM

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

OUTSIDE

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 Year from July 2018 therefore leaving 994 years remaining. Gateway property management look after the maintenance side, the service charge is £584.35 per 6 months and the ground rent is £175.00 per 6 months.

