



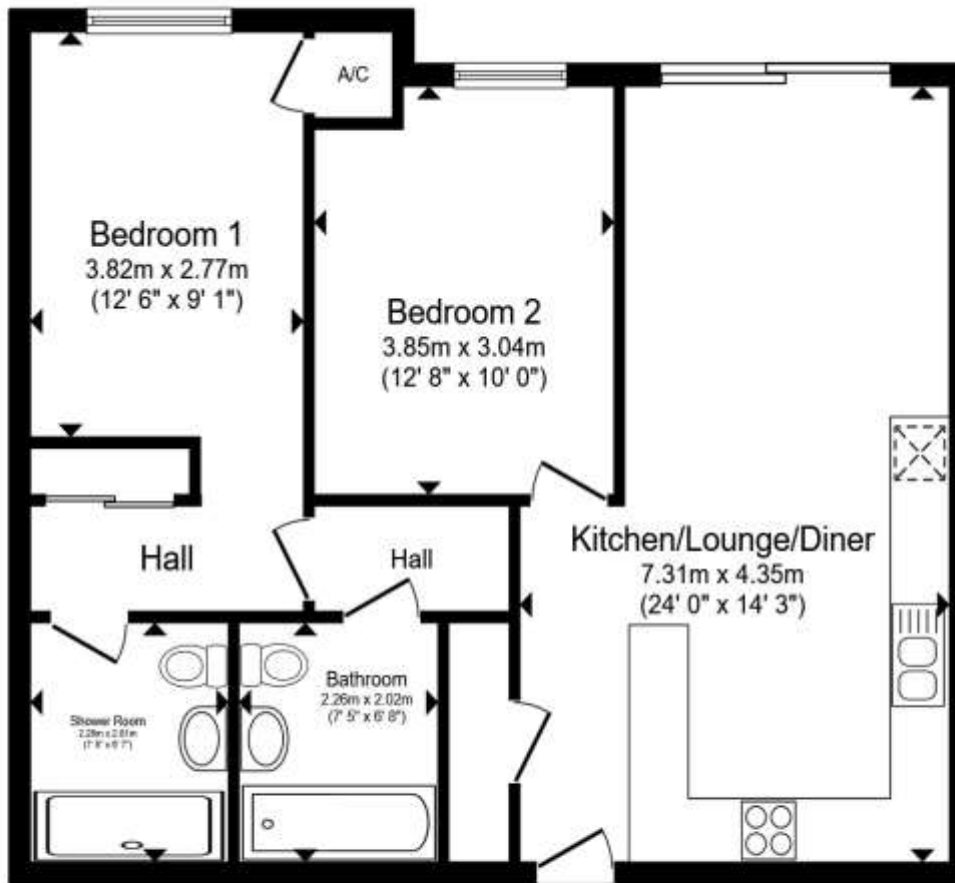
**Avonside House East Station Road, Fletton Quays
Peterborough PE2 8UA**

welcome to

Avonside House East Station Road, Fletton Quays Peterborough

LUXURY 2 BEDROOM, 2 BATHROOM APARTMENT ***SOLD WITH NO CHAIN*** Beautifully finished and exceptionally well-presented, this stunning sixth-floor apartment is set within the highly sought-after riverside development of Fletton Quays. Offering an elevated lifestyle, the property boasts breathtaking balcony with river views, perfect for enjoying tranquil mornings or unwinding after a long day. With the train station and city centre just a short walk away, it is ideal for commuters and those seeking premium, modern living. Inside, the home features a spacious open-plan kitchen/living area, enhanced by French doors leading out onto the private balcony. The kitchen has been upgraded to an impressive standard, complete with luxurious marble worktops and matching splashbacks. It also benefits from brand-new AEG appliances—including an induction hob, dishwasher, fridge-freezer and built-in microwave—all still under manufacturer warranty for complete peace of mind. The apartment offers two generous bedrooms, with bedroom one enjoying its own stylish en-suite bathroom, complemented by an additional modern family bathroom. Further benefits include allocated parking and lift access directly to the sixth floor, ensuring both convenience and comfort.





5th Floor

Kitchen Diner Lounge

Bedroom One

En-Suite

Bedroom Two

Bathroom

Total floor area 69.9 m² (752 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

welcome to

Avonside House East Station Road, Fletton Quays Peterborough

- SOLD WITH NO CHAIN
- LUXURY APARTMENT
- TWO BEDROOMS
- ENSUITE TO THE MASTER
- BALCONY WITH RIVER VIEWS
- BRAND NEW KITCHEN WITH MARBLE WORKTOP AND SPLASHBACKS
- APPLIANCES UNDER WARRANTY
- WALKING DISTANCE TO PETERBOROUGH CITY CENTRE AND TRAIN STATION

Tenure: Leasehold EPC Rating: B

Council Tax Band: A Service Charge: 1558.00

Ground Rent: 350.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jul 2018. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£260,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/FLE104953



Property Ref:
FLE104953 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01733 896598



fletton@williamhbrown.co.uk



122 High Street, Fletton, PETERBOROUGH,
Cambridgeshire, PE2 8DP



williamhbrown.co.uk