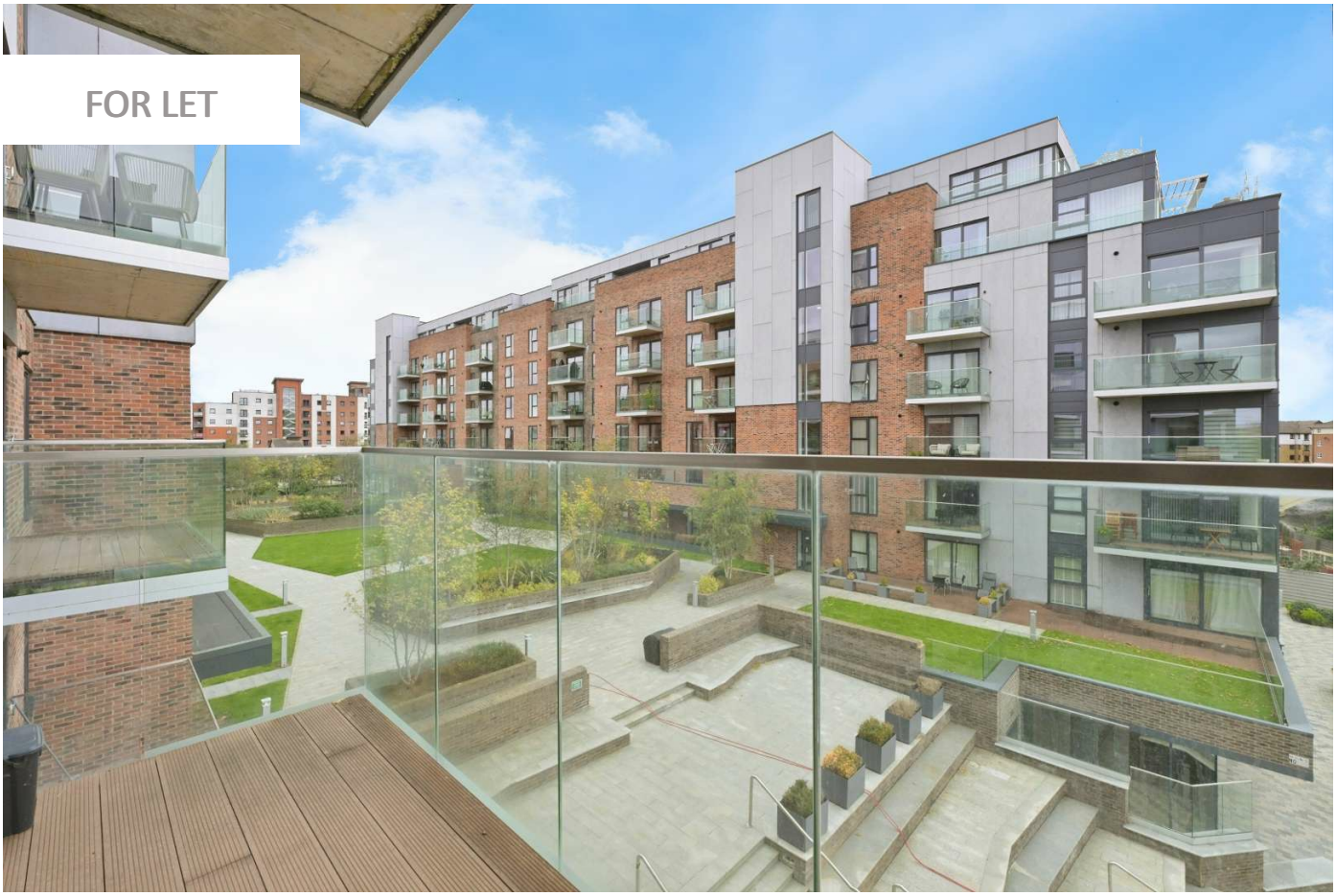
0247 401 2020 | enquiries@globalhouseestates.com

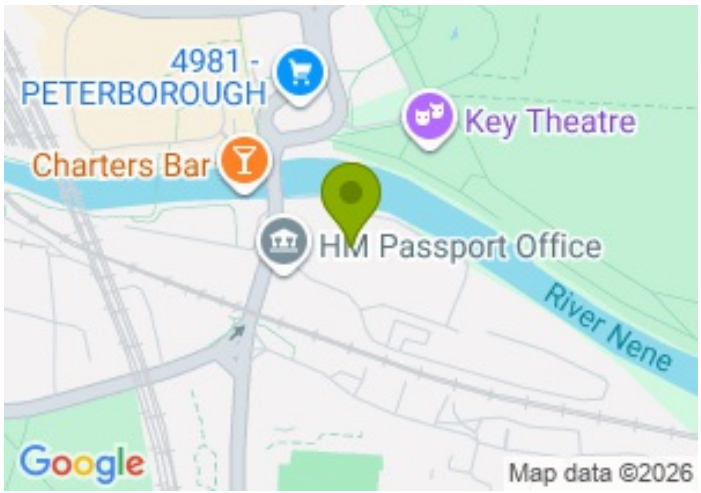
EAST STATION ROAD, PETERBOROUGH, PETERBOROUGH

£1,350.00

2 2 1



- Two double-bedroom apartment
- Two bathrooms
- Stunning direct river views
- Private balcony
- Secure parking space
- Close to the city centre
- Within walking distance to train station
- Open-plan living area



Propety Description

We are delighted to present this two double bedroom, two bathroom apartment, situated within the highly sought-after Fletton Quays development. Positioned directly on the River Nene and offering a private balcony with stunning riverside views, this exceptional home provides beautifully designed modern living in the heart of Peterborough.

Upon entering the apartment, you are welcomed by a spacious entrance hallway leading into a bright and generous open-plan kitchen, living area, designed for modern living. This impressive space is filled with natural light through the large windows. The kitchen is fully integrated and finished to a high standard, complemented by ample worktop space, while the living area opens directly onto a private balcony.
The apartment comprises two well-proportioned double bedrooms. The main bedroom benefits from a stylish en-suite shower room. A modern family bathroom serves the rest of the apartment.

Further benefits include secure underground parking, lift access, and well-maintained communal areas throughout the development. Completed by Weston Homes in 2019, the property also comes with three years remaining of the new-build warranty.

Residents are within short walking distance of Peterborough city centre, offering an excellent range of shops, restaurants, and leisure amenities. Peterborough railway station is also within easy reach, providing fast and convenient rail connections to London, making the location ideal for anyone looking to commute.

All data and information set forth on this website regarding real property, for sale, purchase, rental and/or financing, are from sources regarded as reliable. No warranties are made as to the accuracy of any descriptions and/or other details and such information is subject to errors, omissions, changes of price, tenancies, commissions, prior sales, leases or financing, or withdrawal without notice. Square footage is approximate and may be verified by consulting a professional architect or engineer.

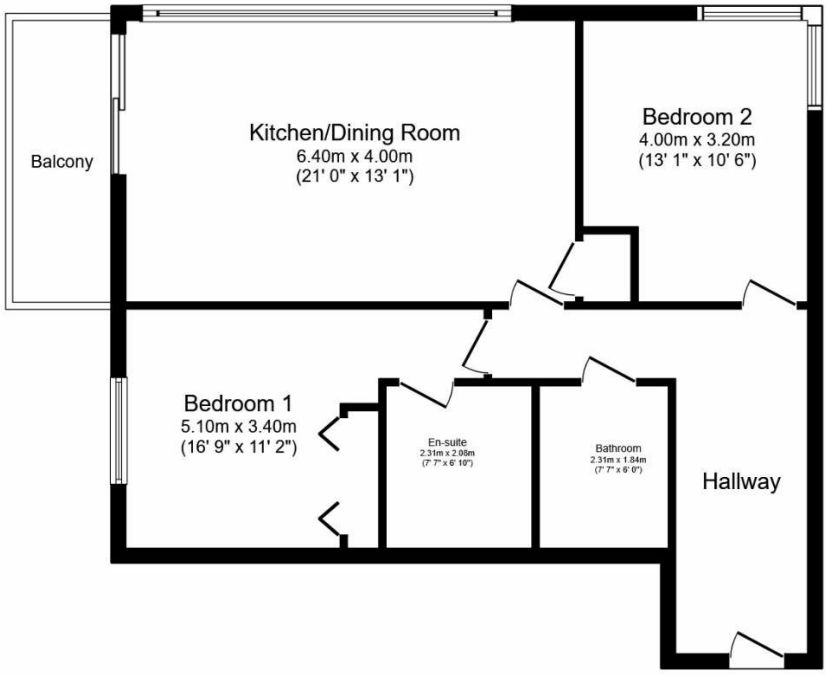
Viewing

Please contact our Global House Estates Ltd Office on 0207 401 2020 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer

This website provides information about buying, selling, renting UK property. The information is from reliable sources, but we can't guarantee that it's always accurate. There may be mistakes or changes in the information, such as price, availability, leases, or financing. The square footage is also an estimate and should be confirmed by a professional architect or engineer.

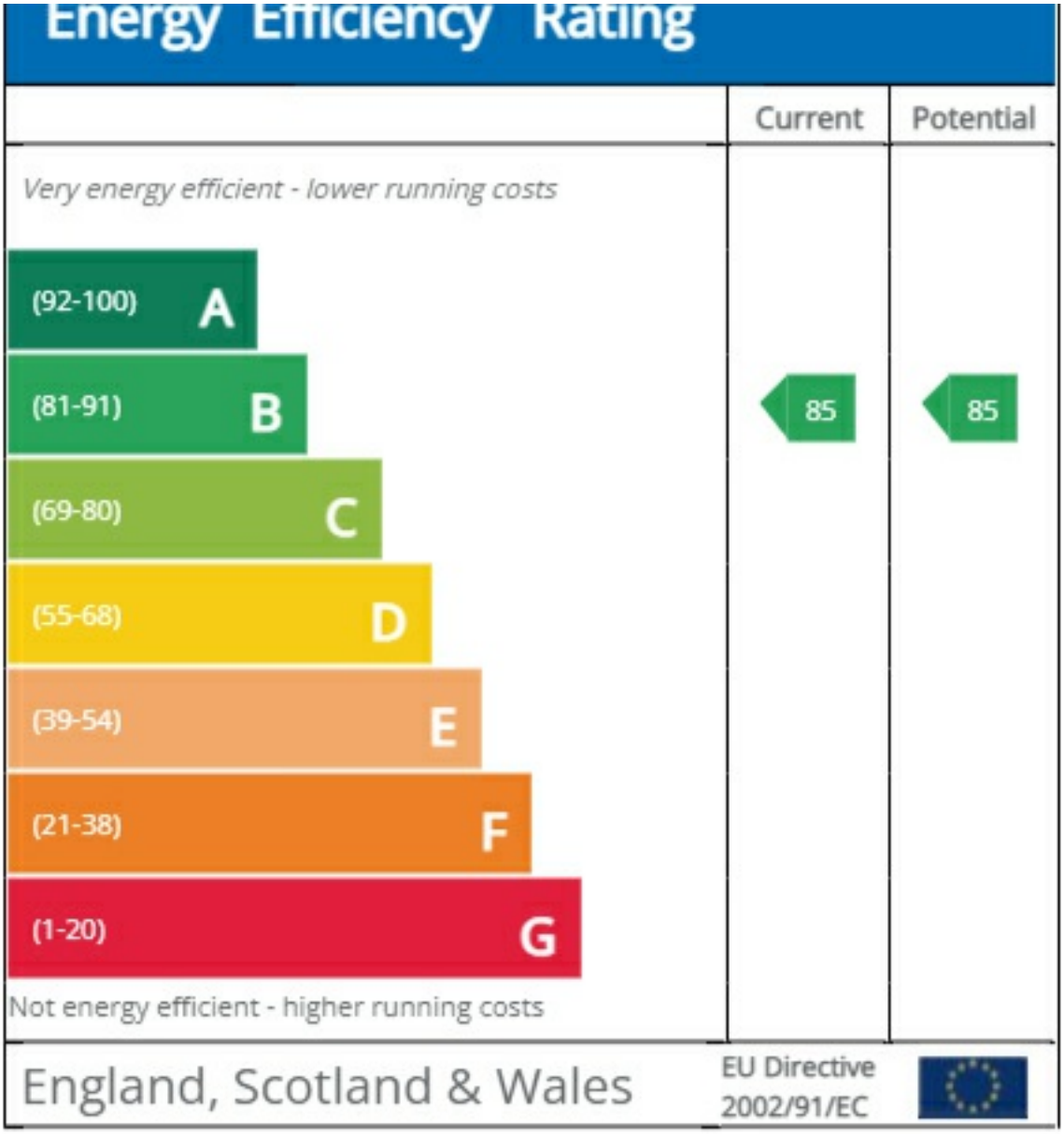
Floor plan



Total floor area 75.6 sq.m. (813 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.focalagent.com

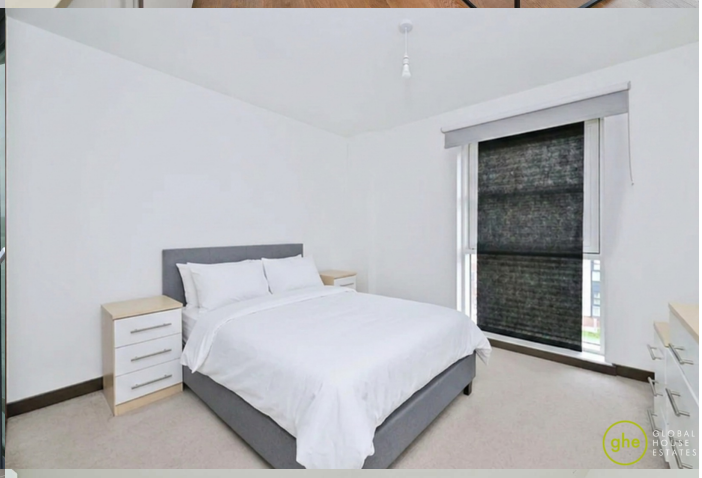
EPC

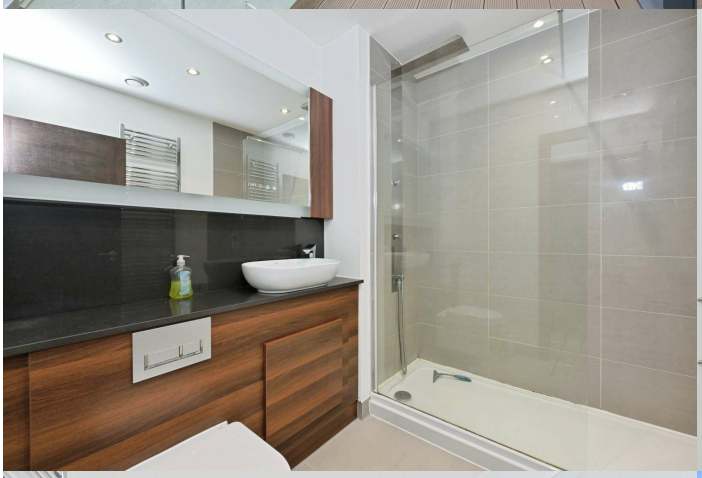

Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92-100) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
85
85
England, Scotland & Wales
EU Directive 2002/91/EC







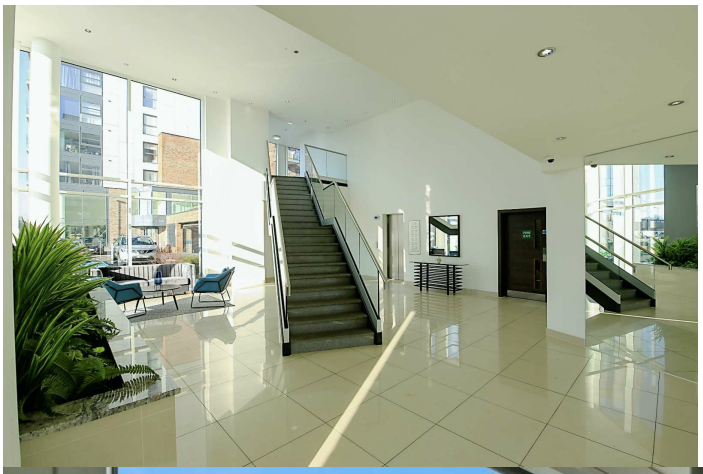














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