



**FITZJOHN**  
SALES & LETTINGS

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## 107 Avonside House East Station Road Fletton Quays Peterborough PE2 8ST

Guide price £220,000



\*\*\* NO CHAIN \*\*\* Located on the Fletton Quays development is this first floor apartment with easy access to the City Centre and Train Station. Accommodation comprises two double bedrooms, two bathrooms, open plan kitchen/dining/living space with integrated appliances. The apartment offers a high specification throughout with a private terrace/balcony. There is underground parking and communal garden area. 999 year lease on the apartment from new. \*\*\* IDEAL FIRST TIME BUY/INVESTMENT PURCHASE \*\*\*



Entrance door to:

Open plan Kitchen / Dining /Living Room 7.36m (24'2") x 4.39m (14'5")

Balcony 9.35m (30'8") x 2.84m (9'4")

Bathroom

Bedroom 2 3.84m (12'7") x 2.87m (9'5")

Bedroom 1 4.66m (15'3") x 2.00m (6'7")

En-suite

\*\*\* If you are considering letting this property for a BUY TO LET please call Fitzjohn Property Rentals on 01733 555520. We can provide you free advice on all aspects of the lettings market including potential rental yields for this property \*\*\*

Area Map



Floor Plans



Energy Efficiency Graph

