



**FITZJOHN**  
SALES & LETTINGS

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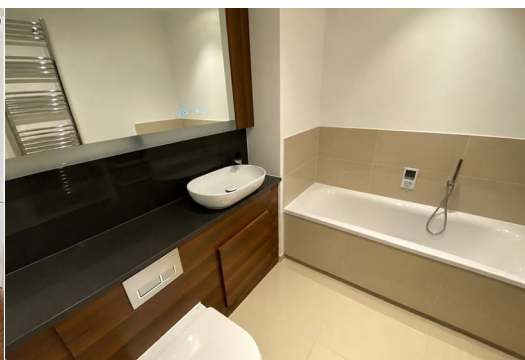


## 311 Kitson House East Station Road Fletton Quays Peterborough PE2 8UB

£210,000



Located in the sought after development of Fletton Quays is this third floor apartment with high specifications throughout. Accommodation comprises two double bedrooms, en suite to master bedroom, gas central heating, open plan living with modern kitchen/dining and integrated appliances. A balcony from the lounge area provides an outside seating area and views. The property is positioned within easy access to the City Centre and Train Station. There is an underground parking space with the apartment. \*\*\* AN IDEAL FIRST TIME BUY/INVESTMENT PURCHASE \*\*\*



Entrance to:

Open plan Kitchen / Dining /Living Room 7.36m (24'2") x 3.30m (10'10")

Balcony 3.30m (10'10") x 3.17m (10'5")

Family Bathroom 2.24m (7'4") x 2.16m (7'1")

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

Bedroom 1 5.02m (16'6") x 3.84m (12'7")

En-suite 2.24m (7'4") x 1.90m (6'3")

Outside:  
Underground parking area

\*\*\* 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

