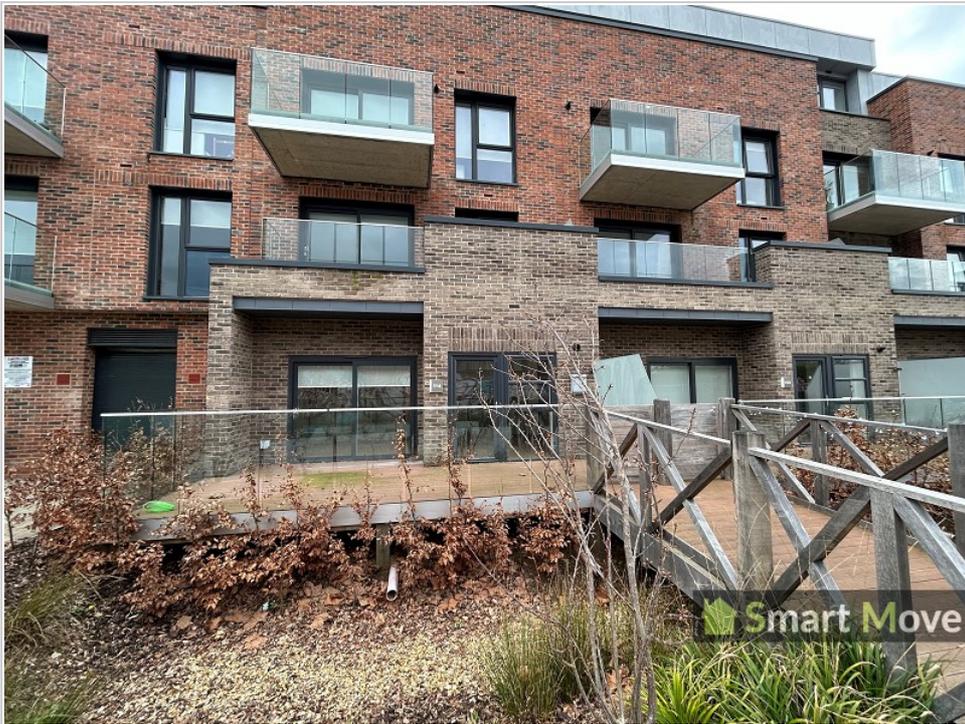


# Smart Move

Flat 114 darlington house Merlin Drive  
Fletton Quays  
Peterborough  
PE2 8WA

1,425 Monthly \*



- Available Now
- Stunning Two Bedroom Flat
- Close To Local Amenities
- Parking
- Appliances Fitted
- Must See



Ref: PRA12669

Viewing Instructions: Strictly By Appointment Only

## General Description

**\*\*Available Now\*\*Stunning Two Bedroom Flat\*\*Close To Local Amenities\*\*Parking\*\*Appliances Fitted\*\*Must See\*\***

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## Accommodation

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### Communal area

Secured Fob entry to main Communal entrance, stairs to upper floors and communal lift. Tiled and spacious.

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### Bedroom 1 (9' 10" x 18' 8") or (3.0m x 5.70m)

Carpet, Radiator, Fitted Wardrobe

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### En Suite Off Bedroom 1 (6' 7" x 7' 7") or (2.0m x 2.30m)

Shower, Vanity Mirror, Towel Rail, Tiled Floor, Vanity Sink, WC

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### Bedroom 2 (11' 6" x 10' 2") or (3.50m x 3.10m)

Carpet, Radiator, patio door leading to balcony.

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### Kitchen (20' 4" x 23' 7") or (6.20m x 7.20m)



### Bathroom (7' 7" x 6' 7") or (2.30m x 2.0m)

Bath, Shower, Vanity Mirror, Towel Rail, Tiled Floor, Vanity Sink, WC

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WC (7' 3" x 5' 11") or (2.20m x 1.80m)

Built in wardrobes with built in system and low level WC, wash hand pedestal basin, radiator, worktops, laminate flooring, mirror, spotlights.

## Balcony

Doors leading out to the balcony with views over the River Nene.

## Parking

Secured parking for one vehicle.

## Services

Mains electricity, mains water, mains gas, mains drainage

## Council Tax

Band Not Specified



*All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.*

