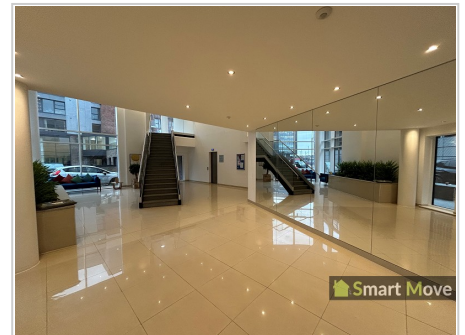


# PROPERTY OF THE WEEK

**Flat 210 Darlington house  
Fletton Quays  
Peterborough  
PE2 8WA**

**£1,350 Monthly**



- Available Now
- City Centre Location
- Fletton Quays
- Open Plan Kitchen
- Modern Design
- Parking

Ref: PRA12639

Viewing Instructions: Strictly By Appointment Only

## General Description

Smart Move are pleased to offer this stunning Two bedroom apartment, located on the second floor, with private parking, Walking distance to Peterborough city centre. With open plan living the property boasts a large kitchen area with integrated appliances such as dishwasher, fridge freezer and washing machine. There is a large double bedroom with built in, mirrored wardrobes. The bathroom consists of stunning 3 piece suite with shower over the bath, heated towel rail, electric LED mirror and built in storage.

Outside there is a good size balcony which overlooks the stunning views of the river Nene.

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## Accommodation

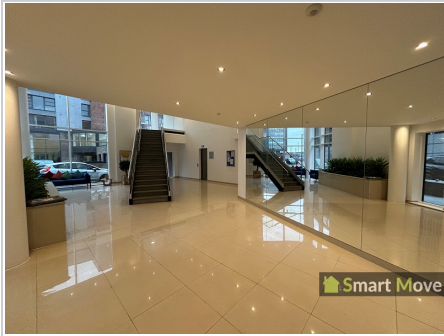
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### Front Of Property

Main Building.

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### Communal Entrance

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

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## Flat 210

Secured door entry into Apartment.

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Kitchen/Dining/Living Room (14' 5" Max x 25' 7" Max) or (4.40m Max x 7.80m Max)

Hard Wood Flooring, Two Radiators, Sliding door to Balcony,Boiler Cupboard.  
Integrated Washing Machine, Fridge Freezer, Dish Washer  
Electric Hob, Electric Oven

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## Balcony

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

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Bedroom 1 (16' 1" Max x 9' 10" Max) or (4.90m Max x 3.0m Max)

Dressing Area,

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En suit of Bedroom 1 (7' 7" Max x 6' 7" Max) or (2.30m Max x 2.0m Max)

Shower, Double Towel Rail, Vanity Sink, WC

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Bedroom 2 (13' 9" x 8' 6") or (4.20m x 2.60m)

Carpet,Boiler Room, Radiator

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## Parking

Secured parking for one vehicle.

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## Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:86

## Tenure

We are informed that the tenure is

## Council Tax

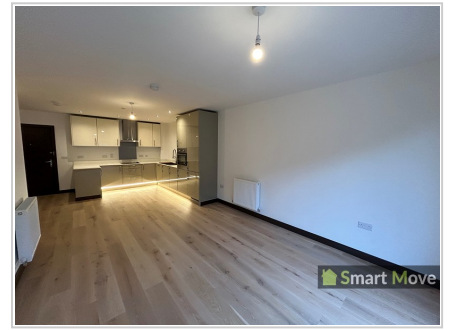
Band A

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## Directions

Situated within the City Centre on Fletton Keys.

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*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.*