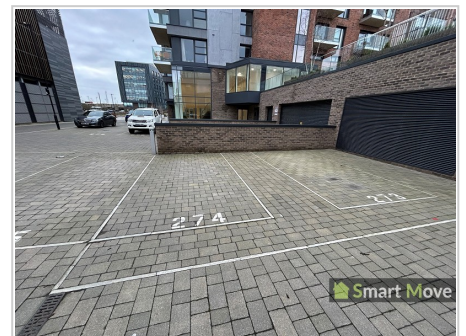


PROPERTY OF THE WEEK

**Flat 214 Darlington
Fletton Quays
Peterborough
PE2 8WA**

£1,100 Monthly



- Available Now
- City Centre Location
- Modern Design
- Open Plan Kitchen
- Stunning Views
- Parking

Ref: PRA12646

Viewing Instructions: Strictly By Appointment Only

General Description

Smart Move are pleased to offer this stunning one 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.

Accommodation



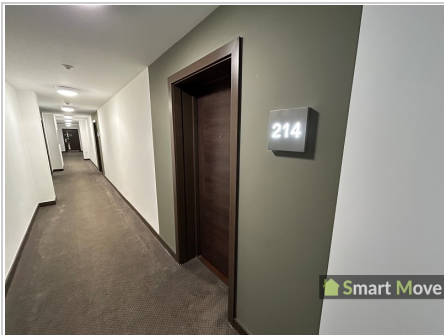
Front Of Property

Main Building.



Communal Entrance

Secured door leading into main communal entrance leading to stairs to upper floors and lift.



Communal area

Apartment hallway leading to Front door.



Kitchen/Dining/Living Room (25' 7" Max x 10' 6" Max) or (7.80m Max x 3.20m Max)

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



Bedroom 1 (9' 6" Max x 17' 9" Max) or (2.90m Max x 5.40m Max)

Carpet, Radiator, Fitted Wardrobe



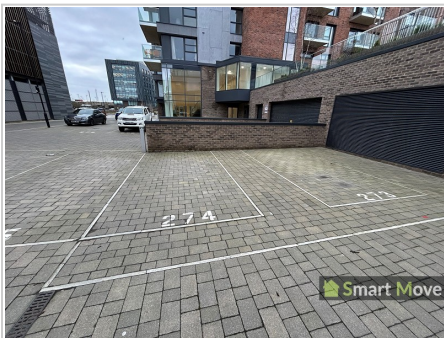
Bathroom (7' 7" Max x 8' 10" Max) or (2.30m Max x 2.70m Max)

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



Balcony

Doors leading out to balcony with outside views.



Parking

Parking for one vehicle space.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:85

Tenure

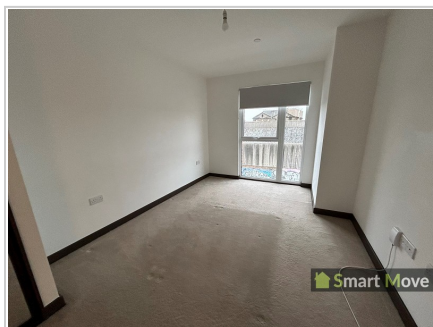
We are informed that the tenure is

Council Tax

Band A

Directions

Situated on Fletton Quays.



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.