



**Clarkson House Merlin Drive, Fletton Quays Peterborough PE2
8UE**

welcome to

Clarkson House Merlin Drive, Fletton Quays Peterborough

This FIRST FLOOR APARTMENT has an open plan lounge/kitchen/diner with balcony off the lounge, two bedrooms and allocated parking. There are local amenities and pubs/restaurants nearby and viewings are highly recommended to appreciate the accommodation on offer.





Ground Floor

- Openplan
Lounge/Kitchen/Diner**
- Bedroom One**
- Bedroom Two**

Total floor area 64.6 m² (695 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



welcome to

Clarkson House Merlin Drive, Fletton Quays Peterborough

- First Floor Apartment
- Two Bedroom
- Open plan Lounge/Kitchen/Diner
- Balcony
- Allocated Parking
- Walking Distance To Town

Tenure: Leasehold EPC Rating: B

Council Tax Band: A Service Charge: 1200.00

Ground Rent: 140.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jul 2018. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£210,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/FLE104974](https://www.williamhbrown.co.uk/Property/FLE104974)



Property Ref:
FLE104974 - 0005

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