



417 Clarkson House Merlin Drive

Fletton Quays PE2 8UE

Offers in the region of £250,000

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# 417 Clarkson House Merlin

Fletton Quays PE2 8UE

Very well proportioned fourth floor apartment in Clarkson House, a popular block at Fletton Quays.

This property comprises of;

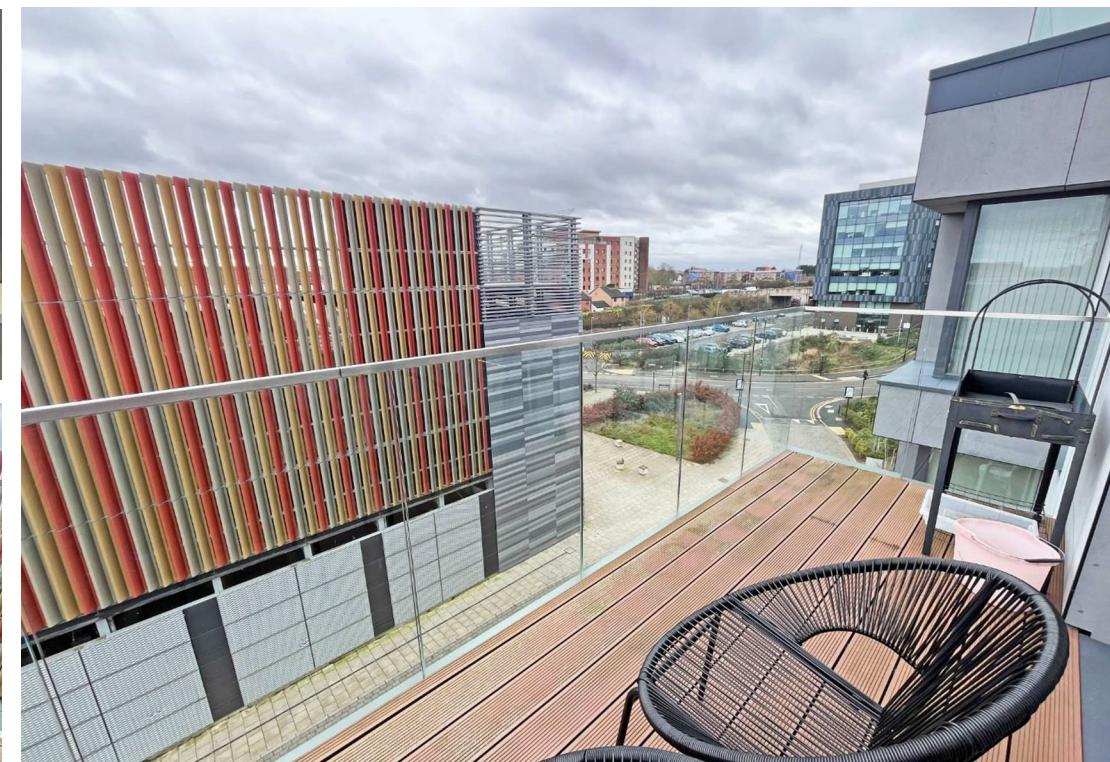
Entrance hall with storage cupboard, bathroom, two double bedrooms, bedroom one benefitting from a built in wardrobe, open plan living area offering a lounge, dining and kitchen area with a large window to the rear and patio doors to the balcony. Balcony is positioned to the side of the apartment and offers panoramic views of the area.

This property benefits from; security entrance system, entrance foyer, lift and stairs to all floors, residents gardens on the first floor and a parking space which is in the underground car park secured with a roller shutter door and key fob door security.

This property is within easy reach of the Peterborough City Centre and all it has to offer with amenities and transport links by both road and rail.

Council Tax Band: A

Tenure: Leasehold





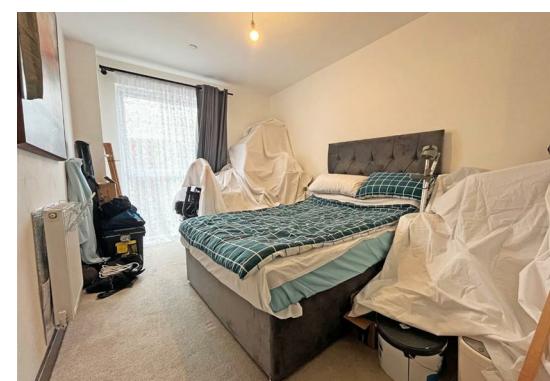
Entrance Hall

Open Plan Living Area  
17'5" max x 16'6" max (5.31m max x 5.03m max)

Bedroom One  
15'6" max x 8'11" max (4.74 max x 2.72m max)

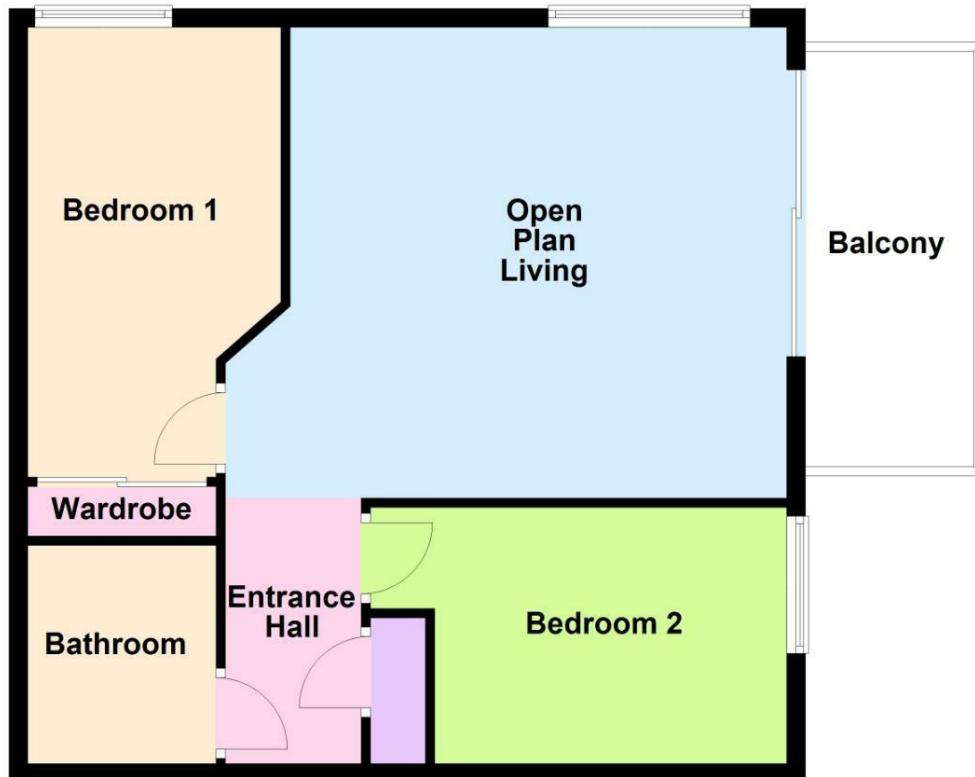
Bedroom Two  
14'7" max x 8'11" max (4.45m max x 2.74m max)

Bathroom



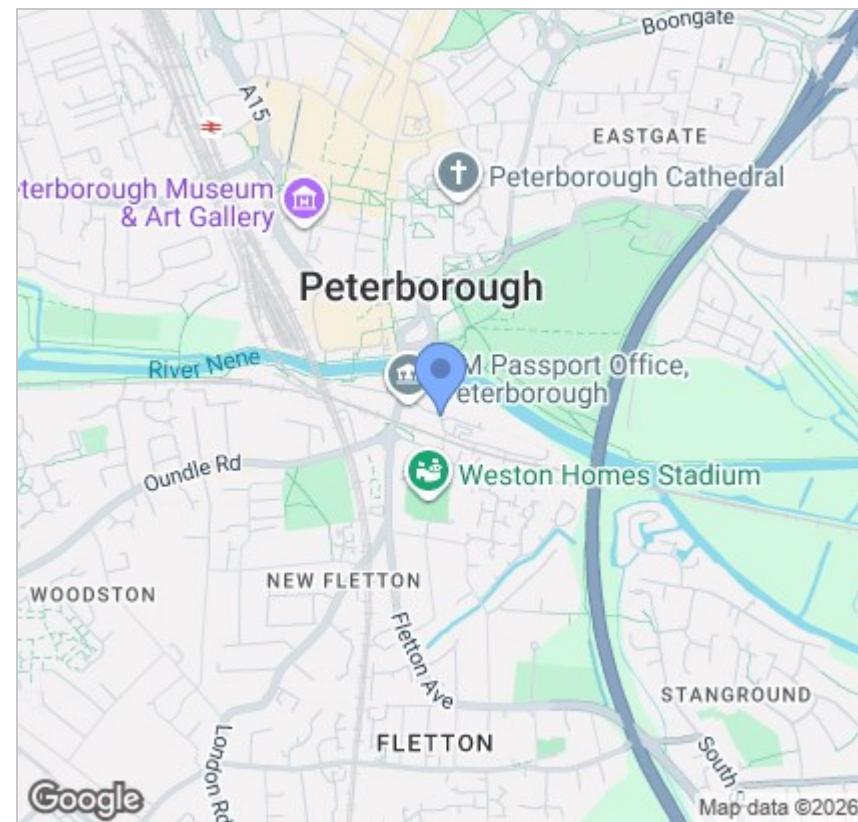
## Floor Plan

### Ground Floor



This floorplan has been drawn for illustration purposes only. This should be remembered when viewing the property.  
Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	84	84
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			

## Viewing

Please contact our Orton Office on 01733 852257 if you wish to arrange a viewing appointment for this property or require further information.

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