



Violet Way, Yaxley PETERBOROUGH  
**£150,000 Leasehold**

**Sharman  
Quinney**



# Key Features

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125 Years remaining as of 01 Jan 2006

£250.00 Ground Rent

Review due: Ask Agent

£1200.00 Service Charge

Review due: 04/2025

- First Floor Flat
- Two Double Bedrooms
- En-Suite Shower Room
- Lounge/Dining & kitchen Area
- Family Bathroom

Purpose Built First Floor Flat located in the popular area of Yaxley, perfect First Time Home or a Great Investment, the accommodation briefly comprises of a secure door to the communal reception area with a door to the parking area and stairs to the first floor, door to the Entrance Hall and doors giving access to, lounge/Dining Area with bay



windows to the front and side, opening to the kitchen Area which has a range of base and eye level units, cupboards and drawers, worktop space with a one and a quarter sink unit, plumbing for a washing machine, built-in gas hob, electric oven, extractor over, space for fridge/freezer, Two Double Bedrooms, three piece En-Suite Shower Room, three piece Family Bathroom, Outside there is a Allocated Parking Space and Visitors parking space.

Lounge/Dining Area: 16'3" x 10'8" 9 (excluding bay windows)

Kitchen Area - 10'8" x 5'7"

Bedroom 1 - 17'5"max x 10'3"max (irregular shaped room)

En-Suite Shower Room - 7'4"max x 5'4"max (irregular shaped room)

Bedroom 2 - 12'1" x 9'2"

Family Bathroom - 6'7"max x 5'8"max





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.focalagent.com](http://www.focalagent.com)

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