



Violet Way, Yaxley Peterborough
Offers in the Region Of £150,000 Leasehold

**Sharm
Quinney**

Key Features

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100 Years remaining as of 25 Dec 2006
£250.00 Ground Rent pa
Review due: Ask Agent
£900.00 Service Charge pa
Review due: 04/2026

- Ideal First Time Home
- One Double Bedroom
- Lounge/Diner
- Fitted Kitchen
- Fitted Bathroom

Modern purpose built Ground Floor Flat which benefits from having it's own front and rear door, it would be a great First Time Home or Investment, in walking distance to local shops and amenities, in brief the accommodation comprises of, Entrance Hall with a built-in storage cupboard, Lounge/Diner with an archway to the refitted



Kitchen which has a range of base and eye level units, cupboards and drawers, worktop space with a one and a quarter sink unit, built-in gas hob, electric oven, plumbing for a washing machine, space for a fridge/freezer, breakfast bar, door to the communal garden, Double Bedroom with a built-in wardrobe, Bathroom which has a panelled bath with a hand shower attachment, low level wc and a wash hand basin. Outside at front there is a wooden gate giving access to the communal garden which is laid mainly to lawn with a laundry drying area, door to the brick-built bike storage shed which has light and power connected, from the garden wooden gated access to the communal parking area.

Entrance hall - 14' max x 4'9" max

Lounge/Diner - 14' max x 14' max

Refitted kitchen - 12'4" x 6'9"

Double Bedroom - 15'2" x 14'1"

Refitted Bathroom - 6'8" max x 5'6" max

Brick Built Storage Shed - 13'3" max x 7'1" 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

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