

Oaktree Court Broadway, Yaxley Peterborough PE7 3NR

william h brown

welcome to

Oaktree Court Broadway, Yaxley Peterborough

A well presented, spacious purpose built apartment which is set in a well regarded development of similar properties. This development enjoys a central, communal garden along with both allocated & visitors parking & could make an ideal first purchase or buy to let proposition.













Entrance Hall

Radiator, access to the loft, cloak cupboard.

Lounge / Kitchen

21' 3" x 11' 8" (6.48m x 3.56m) Double glazed window to the rear, sink drainer set into work surface, further work surfaces with cupboards & below & range of wall mounted storage cupboards. Fitted gas hob with cooker hood & fitted electric oven, plumbing for washing machine, tiled flooring to kitchen area, radiator.

Bedroom 1

11' 6" x 11' 4" inc wardrobe ($3.51m \times 3.45m$ inc wardrobe) Double glazed window to the rear, radiator, fitted wardrobe.

Bedroom 2

11' 7" x 9' 4" (3.53m x 2.84m) Double glazed window to the rear, radiator.

Family Bathroom

Double glazed window to the side, hand wash basin set into vanity unit, close coupled wc, panel bath with shower & screen.

Outside The Property

This property is set in a purpose built, courtyard style development of similar properties, accessed directly from Broadway. An allocated parking space is available for this property along with further visitors parking. There is a central communal garden, laid to lawn with borders, enclosed by fencing with gated access.

Note

Photo shows development





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- entrance hall, lounge / kitchen
- two double bedrooms
- ensuite to master bedroom. family bathroom
- communal gardens, allocated & visitor parking
- council tax band A

Tenure: Leasehold EPC Rating: C

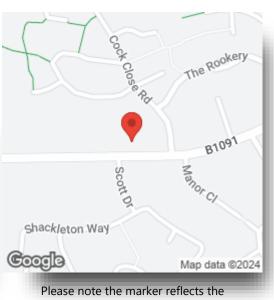
This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jun 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£140,000









postcode not the actual property



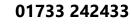
Property Ref: YXZ108538 - 0004 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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