



**Spinney House Chapel Street, Yaxley Peterborough PE7 3LN**

**welcome to**

**Spinney House Chapel Street,  
Yaxley Peterborough**

- Exclusive development for those of age 55 and over
- Two storey duplex apartment
- Spacious, well presented accommodation
- Allocated & visitors parking
- Lovely communal gardens

Tenure: Leasehold EPC Rating: Awaited  
Council Tax Band: B Service Charge: 181.76  
Ground Rent: 223.00

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

**£220,000**

Spinney House is an exclusive development for those aged 55 and over, built by Larkfleet Homes, set in a pleasant, elevated position off Chapel Street in Yaxley. This property offers well presented accommodation along with an allocated parking space and the use of lovingly landscaped gardens and seating areas. Must be viewed to fully appreciate

**Entrance Hall**

**Lounge Diner**

21' 10" x 9' 3" ( 6.65m x 2.82m )

**Kitchen**

10' 11" x 10' 4" ( 3.33m x 3.15m )

**Downstairs Wc**

**First Floor Landing**

**Bedroom 1**

11' 1" x 11' plus doorway ( 3.38m x 3.35m plus doorway )

**Ensuite**

**Bedroom 2**

14' 4" x 11' max ( 4.37m x 3.35m max )

**Ensuite**

**Outside The Property**

**Agents Note**

**view this property online** [williamhbrown.co.uk/Property/YXZ109641](http://williamhbrown.co.uk/Property/YXZ109641)



**Property Ref:**  
YXZ109641 - 0002

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