



Crane Avenue, Yaxley Peterborough  
**£100,000 Leasehold**

**Sharmar  
Quinney**



# Key Features

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125 Years remaining as of 04 Mar 2002

£10.00 Ground Rent pa

Review due: Ask Agent

£62.40 Service Charge pca

Review due: 04/2026

- First Floor Flat
- No Upward Chain
- Two Bedrooms
- Lounge/Diner
- Generous Garden

Located in a Cul-De-Sac, in walking distance to local shops and bus stop, in brief the accommodation comprises of, Entrance Hall with stairs to the First Floor Landing and doors giving access to, Lounge/Diner, Kitchen which has a range of base and eye level units, worktop space with a stainless steel sink unit, cupboards and





drawers, space for cooker, fridge/freezer, plumbing for washing machine, built-in storage and airing cupboard, Bedroom One with a built-in double wardrobe Bedroom Two. Three Piece Family Bathroom, Outside there is a very generous garden which is laid mainly to lawn and a brick built storage shed.

First Floor Landing - 6'6" x 6'4"

Lounge/Diner - 15'6"max x 13'max (including chimney breast)

Kitchen - 11'6"max x 10'max (excluding built-in cupboards)

Bedroom 1 - 13'max x 11'2"max (l/shaped room)

Bedroom 2 - 11'1" x 8'4"

Bathroom - 8'4"max 4'9"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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