



**Waters View, Yarwell Mill, Yarwell, Northants, PE8 6EU**  
**£200,000**

 2  2  2



- Beautifully Presented Accommodation
- Two Double Bedrooms
- Lounge and Dining Room
- Study
- No Stamp Duty To Pay
- Stunning Waterfront Setting
- Ensuite and Guest Bathroom
- Kitchen With Utility Room
- Stately Albion 44'x20' Design
- Sought After Location



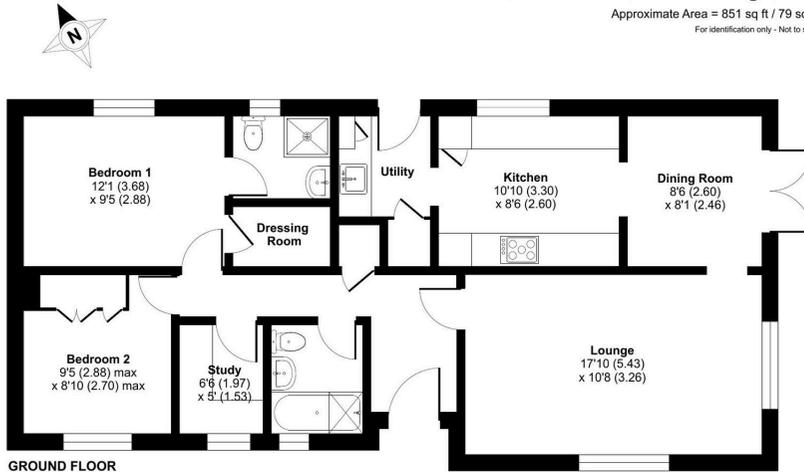
## A stunning waterfront location - 44' x 20' Stately Albion Balmoral

A beautifully presented, luxurious and spacious two-bedroom Stately Albion Balmoral (44'x20') park home, ideally positioned on the sought-after Yarwell Mill development. This luxurious home offers two generous reception rooms, a well-appointed kitchen with separate utility, a study and two double bedrooms, including a principal bedroom with walk-in wardrobe and ensuite shower room. Externally, the raised decked patio enjoys uninterrupted waterside views across the river and open green space beyond – a truly peaceful setting. With driveway parking and a useful storage shed, this stunning home combines comfort, space and lifestyle in equal measure. This is a stunning home that must be viewed to appreciate the home and its position on the park.



### Waters View, Yarwell Mill, Peterborough, PE8

Approximate Area = 851 sq ft / 79 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richrecom 2025. Produced for The Park Home Agency Ltd. REF: 1410036



01793 230185

sales@theparkhomeagency.co.uk

Agents Notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure