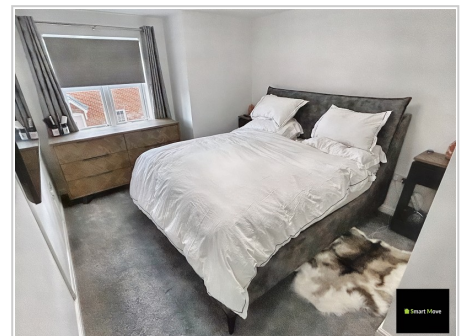


81 Violet Way
Yaxley
Peterborough
Cambridgeshire.
PE7 3WE

150,000



- Ideal First Time or Investment Purchase
- Two Bedrooms
- Re-Decorated Throughout
- Allocated Parking
- Gas Central Heated
- En-Suite to Master

Ref: PRA12702

General Description

Smart Move are delighted to offer for sale, this immaculately presented, two bedroom apartment in Yaxley. Much improved by the owners, the property has been re-decorated throughout, new carpets, and had fitted Hammonds wardrobes and cabinets in the living room and bedroom 2.

This first floor flat offers generous accommodation comprising; entrance hall, two bedrooms with en suite to master, family bathroom and an open plan kitchen/living/dining room. There is one allocated parking space to the rear.

The flat is situated within close proximity to local amenities and schools as well as being ideally located for City Centre workers and commuters alike needing the A1.

Ground Rent - £250 p/a
Service Charge - £1072.25 p/a
Lease left 108 - years

Please contact our sales team for further information or to organise a viewing.

Accommodation

Entrance Hall

Storage cupboard, airing cupboard, radiator and telephone point.

Living/Dining Room (12' 11" x 18' 4") or (3.94m x 5.58m)

Double glazed windows to front and side, two radiators, TV point, telephone point, fitted Hammonds storage unit.

Kitchen (5' 11" x 11' 0") or (1.81m x 3.36m)

Gas central heating boiler, fitted kitchen with a range of wall and floor units with worktop over, double glazed window to side, electric oven, gas hob, extractor fan, space for fridge/ freezer, space and plumbing for washing machine and a new dishwasher.

Bedroom 1 (17' 4" x 10' 0") or (5.29m x 3.05m)

Built in wardrobe, radiator, TV point, double glazed window to front

En Suite (7' 2" x 5' 4") or (2.18m x 1.62m)

Shower cubicle with electric shower, wash hand basin, WC, extractor fan, shaving point and heated towel rail.

Bedroom 2 (11' 11" x 9' 3") or (3.63m x 2.83m)

Double glazed window to front, radiator, fitted Hammonds wardorbes and over head storage.

Bathroom (6' 7" x 6' 0") or (2.01m x 1.84m)

Bath, WC, wash hand basin, radiator, shaving point, extractor fan.

Outside

One allocated parking space.

Services

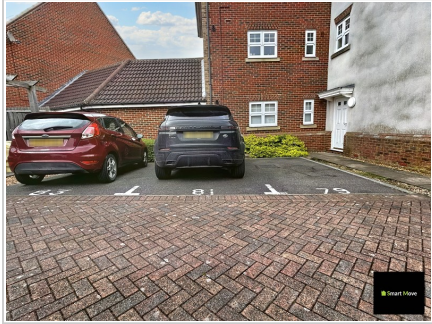
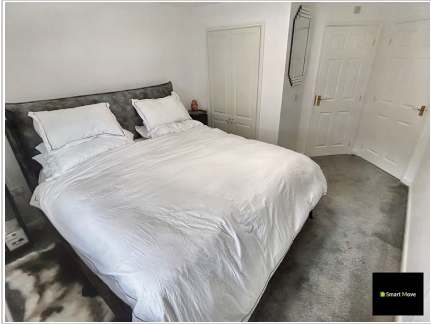
Mains electricity, mains water, mains gas, mains drainage

Tenure

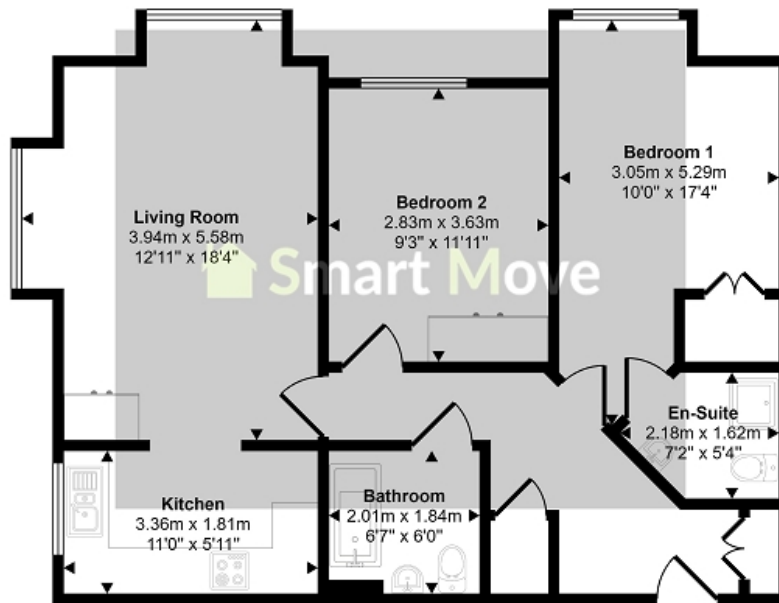
We are informed that the tenure is Leasehold

Council Tax

Band A



Approx Gross Internal Area
69 sq m / 740 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.