



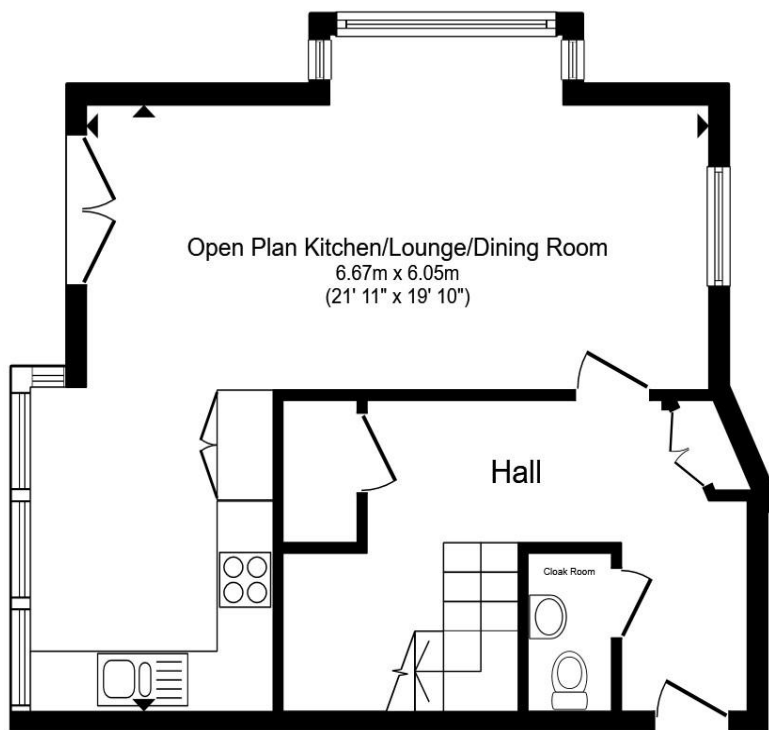
Spinney House Chapel Street, Yaxley Peterborough PE7 3LN

welcome to

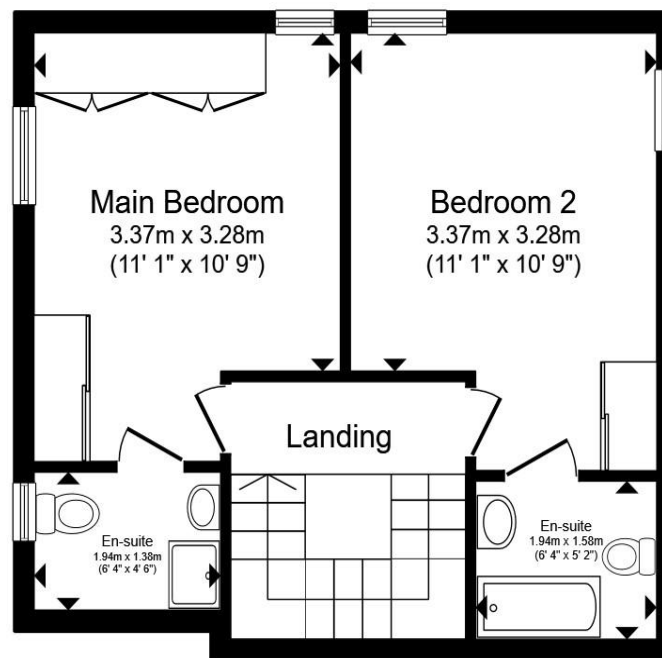
Spinney House Chapel Street, Yaxley Peterborough

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. Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





Ground Floor



First Floor

Total floor area 84.6 m² (911 sq.ft.) approx

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.propertybox.io



Entrance Hall

Lounge Diner

Kitchen

Downstairs Wc

First Floor Landing

Bedroom 1

Ensuite

Bedroom 2

Ensuite

Outside The Property

Agents Note

External photography shows the whole development..

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: C

Council Tax Band: B Service Charge: 2271.72

Ground Rent: 223.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jul 2011. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£200,000



view this property online williamhbrown.co.uk/Property/YXZ109641



Property Ref:
YXZ109641 - 0006

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



Please note the marker reflects the
postcode not the actual property



william h brown



01733 242433



Yaxley@williamhbrown.co.uk



Unit 9 Landsdowne Road, Yaxley,
PETERBOROUGH, Cambridgeshire, PE7 3JL



williamhbrown.co.uk