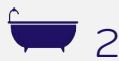




# Monument Close , York YO24 4HT

£185,000



Nestled away on the popular Shelley House development just off Acomb Road, close to a variety of local shops, amenities and eateries that Acomb has to offer, and close to transport links to York city centre and railway station is this first floor, two bedroom apartment.

The apartment is well maintained throughout and has the benefit of being offered with no onward chain.

Accessed through a secure communal entrance, the apartment briefly comprises, an internal hallway with built in cupboard and open plan lounge kitchen. The kitchen area has a selection of wall and base units, offering plentiful storage, integrated cooker and hob with extractor fan above, and complementing worktops for culinary preparation.

There are two double bedrooms one of which has an en-suite shower room. The generous sized house bathroom has a three piece suite including bath with shower over.

Externally there are communal gardens, parking, bin store and a bike store.

Offered with no onward chain, viewing is highly recommended.

Leasehold  
Length of lease- 135 years remaining  
Ground rent £170 per annum  
Ground rent review period N/A  
Service charge £654.12 per annum

Council Tax Band- C



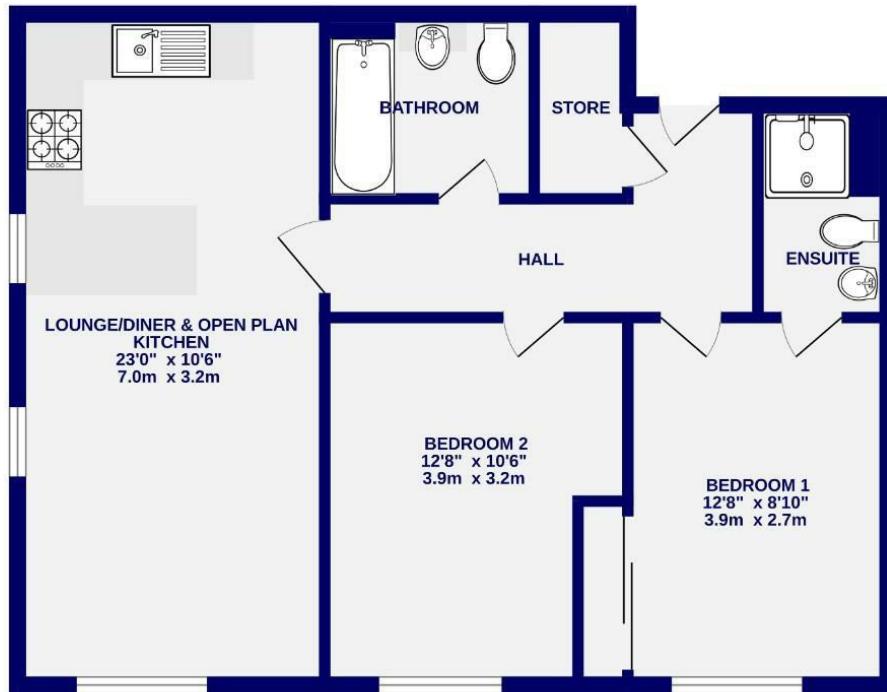


# Monument Close , York YO24 4HT

Leasehold  
Council Tax Band - C

- First Floor Apartment
- Two Double Bedrooms
- En-Suite
- Open Plan Lounge/Kitchen
- Communal Bike Store
- No Forward Chain
- Close To Local Amenities
- Parking
- EPC C

1ST FLOOR  
654 sq.ft. (60.8 sq.m.) approx.



TOTAL FLOOR AREA : 654 sq.ft. (60.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items shown are approximate and should not be relied upon as a statement of fact. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability.  
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