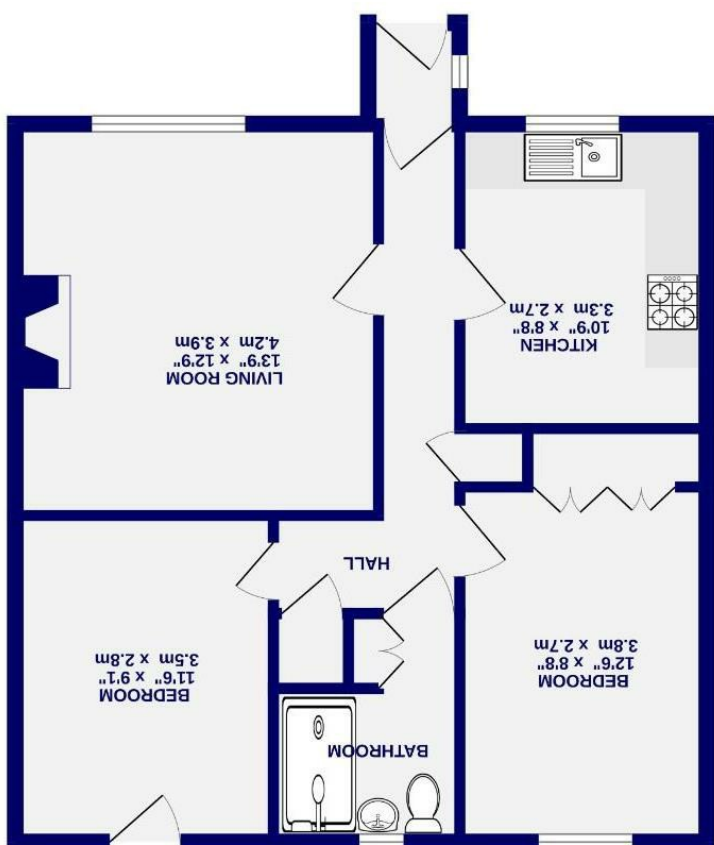


- Leasehold Council Tax Band - C

Chancery Court
Acomb, York
YO24 3DP



What every attempt has been made to ensure the accuracy of the equipment measurements of rooms and any other areas are appropriate. It included the plan the investigators will form of the overall risk-based purposes only and should be used as such by any prospective purchaser. The sensors, systems and appliances shown have not been used or guaranteed as to their operability.

Made with Micrologix 020205

Chancery Court
Acomb, York
YO24 3DP

£260,000

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Located within the highly sought-after Chancery Court over-55s development, just a short stroll from the heart of Acomb's vibrant Front Street, this beautifully presented two-bedroom bungalow offers comfortable, low-maintenance living in a welcoming community. Ideally positioned, the property enjoys easy access to an excellent range of local amenities, including independent shops, supermarkets, cafés, restaurants, pharmacies and regular bus services providing direct links into York city centre.

The accommodation comprises a welcoming entrance hall leading into a bright and spacious living room. The modern fitted kitchen offers an excellent range of contemporary wall and base units with generous worktop space for food preparation. There are two well-proportioned double bedrooms, both benefiting from built-in wardrobes, with one enjoying direct access to the rear and a ramp, providing convenient step-free access. Completing the accommodation is a stylish contemporary wet room.

Externally, residents can enjoy the attractive communal gardens together with ample off-street parking.

The development also benefits from a residents' lounge, communal laundry facilities and the reassurance of a part-time on-site warden, making it an excellent choice for those seeking independent living within a friendly and well-established community.

Early viewing is highly recommended to appreciate the location, presentation and lifestyle this wonderful bungalow has to offer.

Leasehold
Length of lease- 86 years remaining
Ground rent - £119.24 per annum
Service Charge- £3,237.78 per annum

* Please note a selection of rooms have been dressed using AI for illustrative purposes.*

