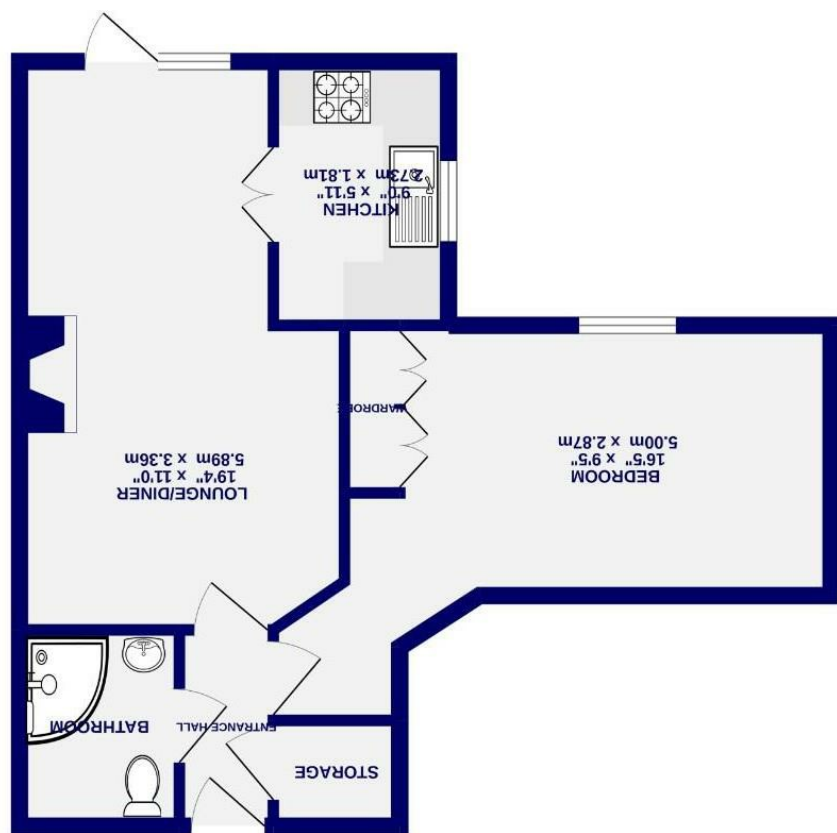


Important notice: In accordance with the Property Misdescription Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute parts of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

TOTAL FLOOR AREA: 481 sq. ft. (44.7 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any inaccuracy or omissions. This plan is for guidance purposes only and should not be relied upon for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is made with respect to their condition or operation.



GROUND FLOOR
 481 sq. ft. (44.7 sq.m.) approx.

- Over 55's
- Retirement Apartment
- Well Maintained
- Ground Floor
- Communal Gardens
- OFFERED WITH NO ONWARD CHAIN

Leasehold
 Council Tax Band - B

Fairfax Court Acomb Road, York YO24 4HS



Fairfax Court
Acomb Road, York
YO24 4HS

£130,000



No. 4 - A purpose built modern apartment by McCarthy & Stone who are renowned for superb retirement developments such as Fairfax Court. This is ideally located for access to the City Centre as well as the varied local amenities that Acomb village boasts including shops, dentists, doctors and a library.

The apartment is located on the ground floor, with a French door to the communal gardens. Well presented and maintained throughout, the spacious accommodation includes a lovely reception room with a patio door allowing light to flood through, a fitted kitchen, double bedroom and a modern shower room.

Set in communal gardens and offering off street parking for residents, viewing is essential. Offered with no onward chain.

Leasehold
Lease Length 105 Years Remaining
Ground Rent £330
Reviewed TBC
Service Charge £2180.40 PA Approximately
Reviewed TBC
Council Tax Band B

