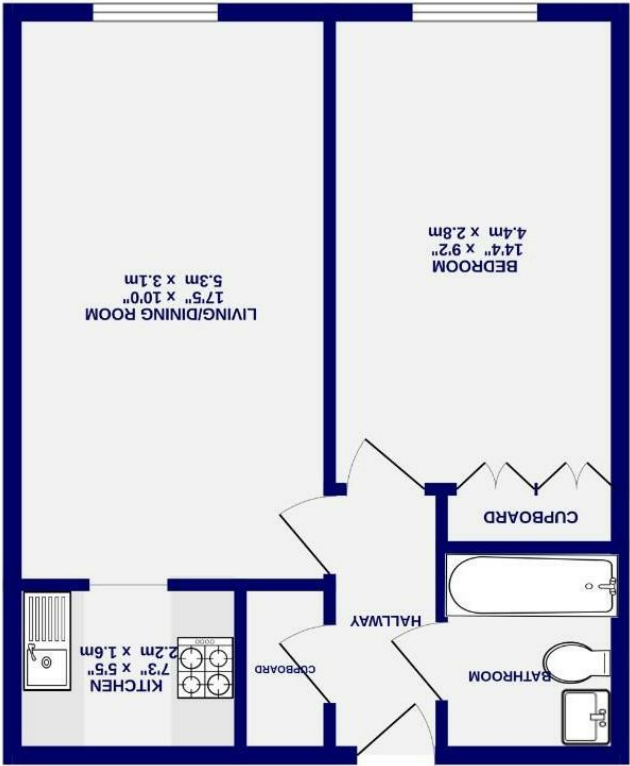


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Any areas, measurements, floor plans or distances referred to are given only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.

While every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. It is advised that prospective purchasers visit the property to verify the accuracy of the floorplan. The plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems, fixtures and fittings shown have not been tested and no guarantee as to their operability. Made with Measure 2020



FIRST FLOOR
451 sq.ft. (41.9 sq.m.) approx.

Front Street Acomb, York YO24 3DW

Leasehold
Council Tax Band - A

- First Floor Apartment
- Wonderful Over 55s Community
- Close To A Range Of Amenities In The Heart Of Acomb
- One Bedroom
- Modern Kitchen & Bathroom
- No Onward Chain
- EPC C



Front Street
Acomb, York
YO24 3DW

£110,000



This one bedroom first floor over 55s retirement apartment has been well maintained and is just a short flat walk to the local shops and amenities in Acomb, with excellent bus links into York City Centre.

The apartment is positioned on the first floor and can be accessed via stairs or a lift. The accommodation includes an entrance hall, a comfortable sitting room, a modern fitted kitchen, a double bedroom with built in wardrobes, and a well presented shower room.

Vyner House benefits from attractive communal gardens and warden assistance for added peace of mind. Offered with no onward chain, early viewing is recommended to appreciate the accommodation on offer.

Leasehold
Length of lease- 62 years remaining
Ground rent - £299.96 per annum
Service Charge- £1,882.68 per annum

Council Tax Band- A

