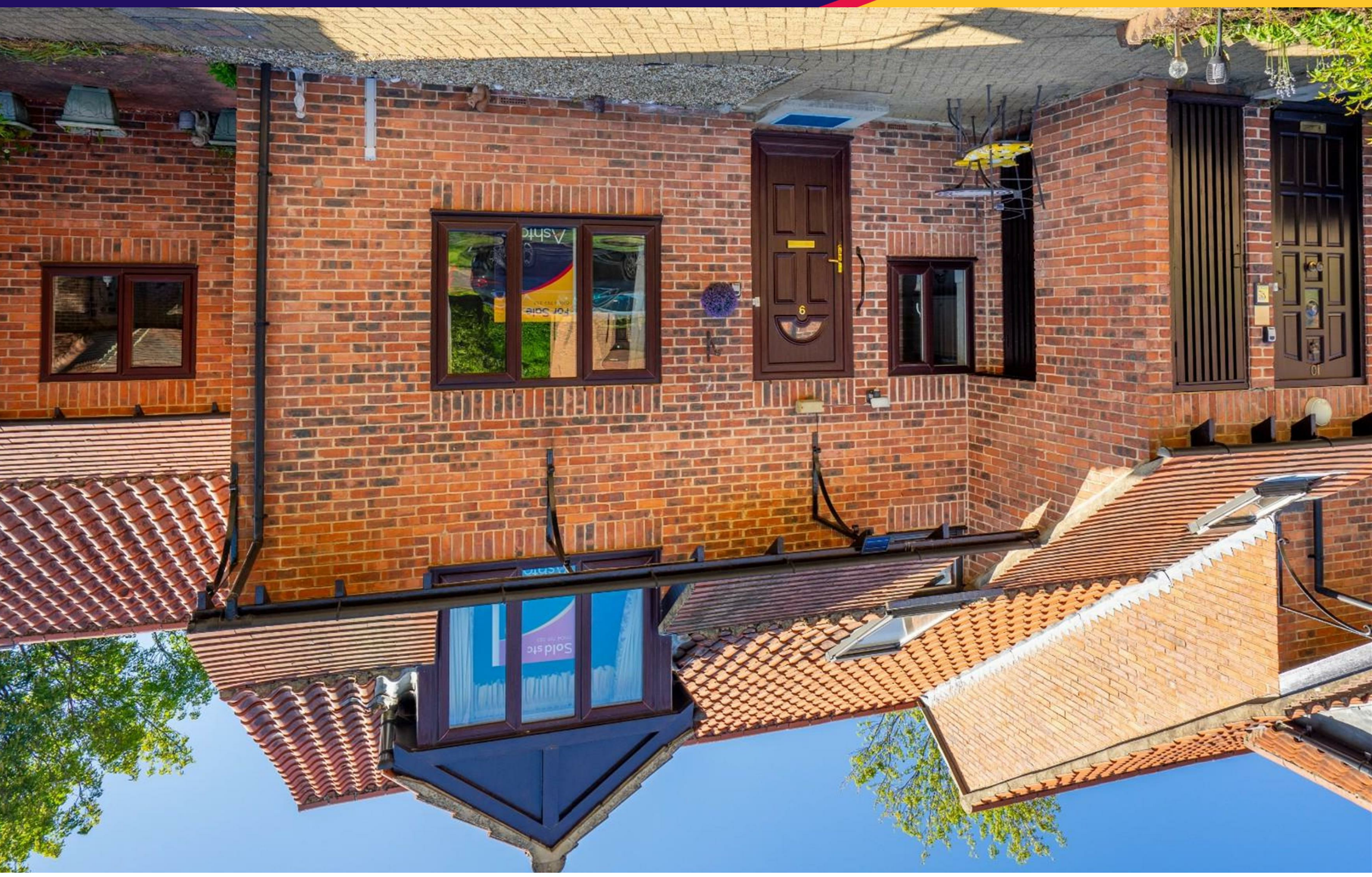
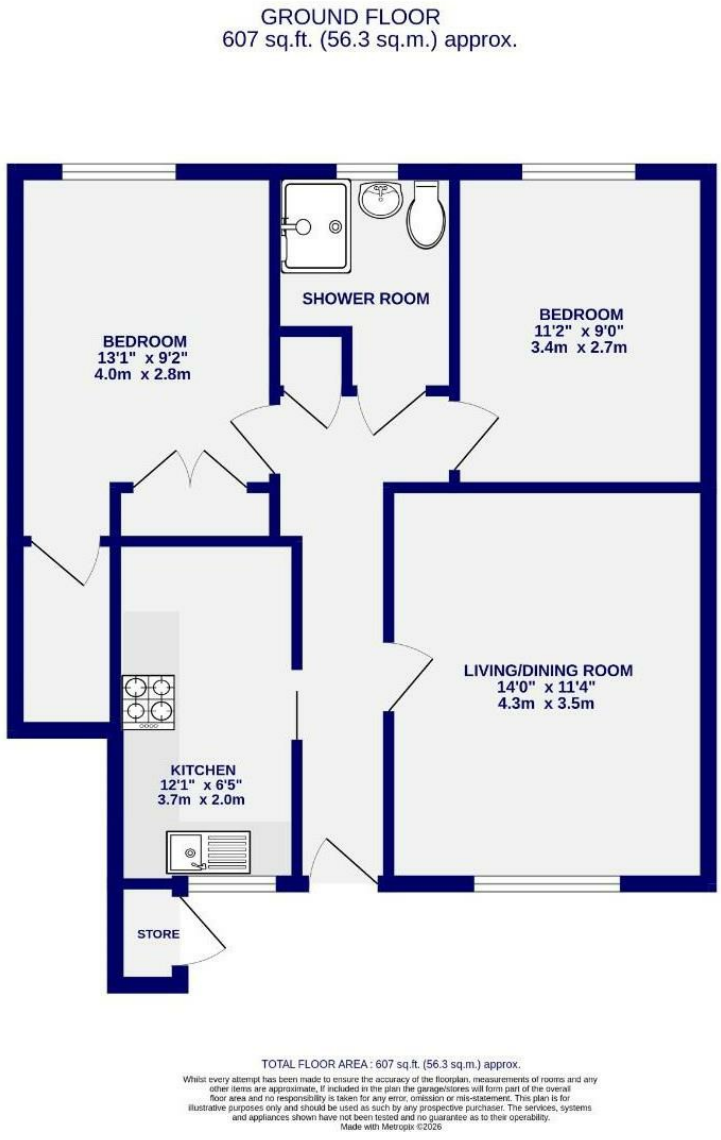


Chancery Court
Acomb, York
YO24 3DP

Leasehold
Council Tax Band - B

- Ground Floor Apartment For Over 55's
- Two Spacious Double Bedrooms
- Private Front Entrance
- Large, Bright Lounge
- Fully Equipped Kitchen
- Accessible Shower Room
- No Onward Chain
- EPC - D



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Chancery Court
Acomb, York
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£185,000

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Situated just off Front Street in Acomb, this well-proportioned two bedroom ground floor apartment offers comfortable and convenient living exclusively for the over 55s. Front Street itself provides a vibrant selection of shops, cafés, supermarket, GP's, dentists and the library, along with frequent bus routes offering easy access into York City Centre, making this an ideal location for both day-to-day needs and wider travel.

The property benefits from its own private front entrance, creating a sense of independence and privacy. Internally, the accommodation includes a fully equipped kitchen and a particularly spacious lounge positioned at the front of the development, allowing for plenty of natural light and a pleasant outlook.

There are two generously sized double bedrooms, both presented in good condition and enjoy views out to the communal garden. The larger of the two benefits from ample storage, having a substantial walk-in understairs cupboard, alongside the built in wardrobe space, offering flexibility depending on individual requirements. The shower room has been adapted with accessibility in mind.

The property is fully electric and currently utilises storage heaters. There are well maintained communal gardens, parking for residents and visitors, a resident's lounge, laundry room and guest bedroom and pull cords in each room. There is also the added benefit of outside storage.

Offered to the market with no onward chain, it is ready for immediate occupation, making it an excellent option for those seeking a straightforward and hassle-free move.

Leasehold
Length of lease- 87 years remaining
Ground rent - £119.24 per annum
Ground rent review period- Fixed
Service Charge- £3,237.78 per annum

Council Tax Band- B









