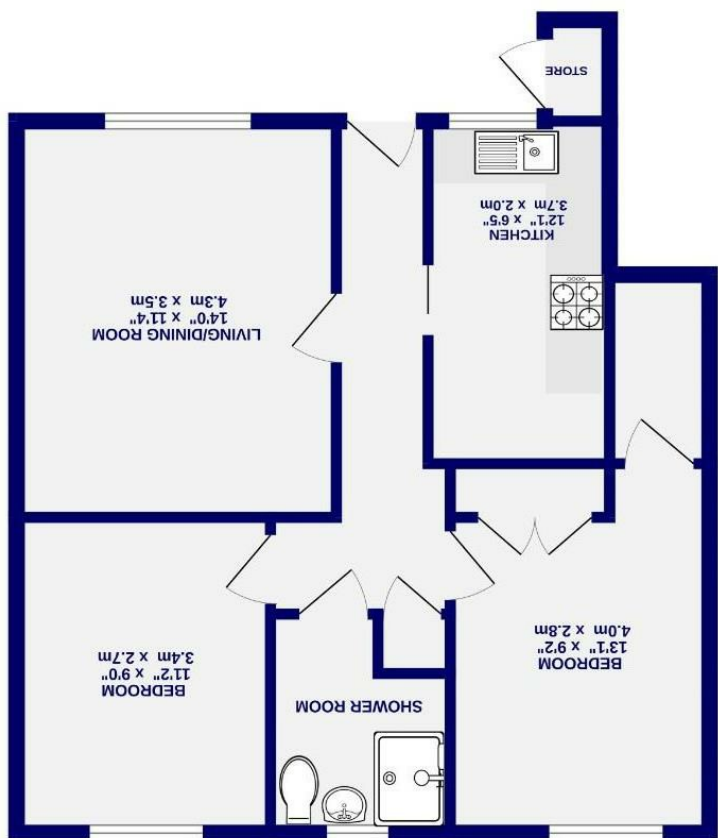


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, 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 as a guide 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.

TOTAL FLOOR AREA: 607 sq ft. (56.3 sq.m.) approx.  
 While every attempt has been made to ensure the accuracy of the layout, measurements of rooms and any floor area and no responsibility is taken for any error, omission or mis-statement. 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 is given as to their operability. Made with Keyplan 6.0202



GROUND FLOOR  
 607 sq.ft. (56.3 sq.m.) approx.

- 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 - TBC

Leasehold  
 Council Tax Band - B

# Chancery Court , York YO24 3DP



# Chancery Court

, York

YO24 3DP

£210,000



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

