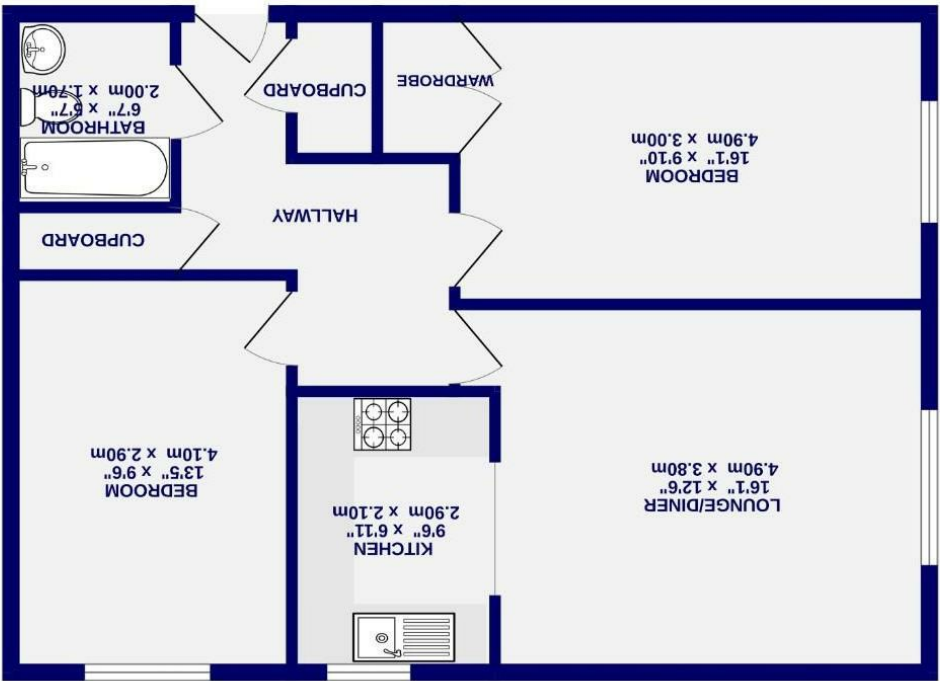




# Vyner House, Front Acomb, York YO24 3DW

Council Tax Band - C

- Over 55's Development
- Two Bedroom Apartment
- First Floor
- Lift Access
- Communal Areas
- Well Presented
- No Chain
- EPC C



FIRST FLOOR  
694 sq.ft. (64.5 sq.m.) approx.

TOTAL FLOOR AREA - 694 sq.ft. (64.5 sq.m.) approx.  
Measure every distance that is taken to ensure the accuracy of the footprint. Measure every distance of doors, windows, rooms and any other items are represented and no responsibility is taken for any errors or omissions. This plan is for guidance purposes only and should be used as a guide only. Any prospective purchaser. The services, systems and appliances shown have not been used and no guarantee is given. No to their responsibility or accuracy can be given.  
Made with Metropack 05/2023

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.



Vyner House, Front Street  
Acomb, York  
YO24 3DW

£150,000

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No. 27 - A rare opportunity to acquire a two bedroom apartment in this popular 'Over 55's' development, Vyner House is situated just off Front Street in Acomb. Within walking distance to a variety of local amenities, such as Morrisons, GP's, dentists and bus commuter links to York city centre, this property is ideally placed and is offered with no onward chain.

Positioned on the first floor, with lift access, this apartment comprises an entrance hallway, spacious reception area which leads through to the generous kitchen. Fitted with multiple wall and base units, the kitchen offers plenty of storage and worktop space, along with some integrated appliances and space for additional white goods. The rest of the property offers two double bedrooms (the main with fitted wardrobes) and a three piece bathroom.

Vyner House offers a variety of communal areas within the development, including a laundry room, storage rooms, community lounge and community kitchen. With private and mature communal grounds to the rear, this development offers plenty of space for the residents to enjoy, with on site parking also available on a first come first serve basis.

Offered with no onward chain, viewing is highly recommended.

Leasehold  
Length of lease 99 years from 1987 - 63 years remaining  
Ground rent £393.56 p.a.  
Ground rent review period - annually  
Service charge £1882.68 p.a.  
Service charge review period - annually  
Council Tax Band C

