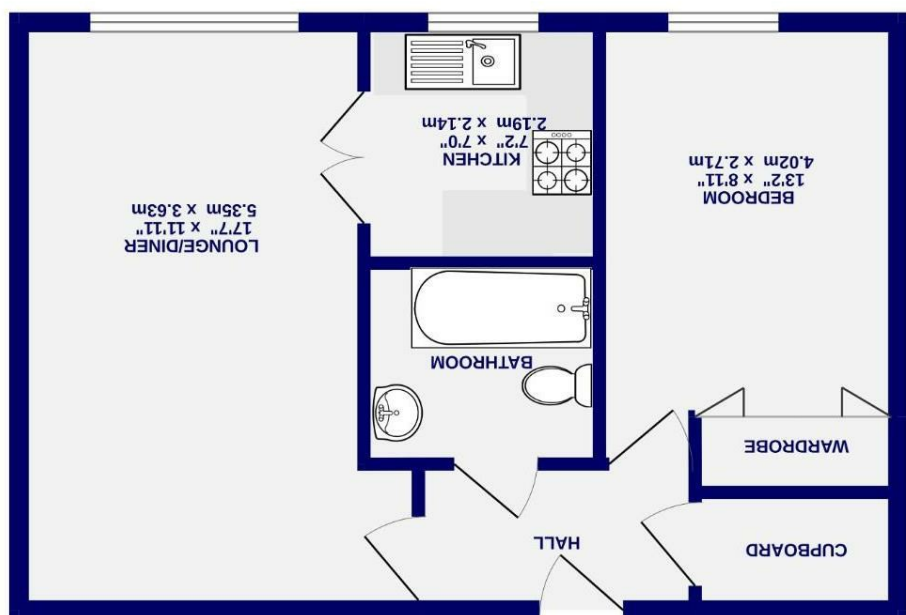


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services,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

What every agent has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and other areas are approximate and no responsibility is taken for any errors or omissions. The plan is for illustrative purposes and should be used as such. As to the general appearance of the property, the services, systems and appliances shown have not been tested and no guarantee is given. Please visit the property or contact the agent.



GROUND FLOOR  
460 sq. ft. (42.7 sq. m.) approx.

# Fairfax Court Acomb Road, York YO24 4HS

Leasehold  
Council Tax Band - B

- Over 55's Development
- Offered with No Onward Chain
- Communal Gardens
- EPC C
- Lift Access





Fairfax Court  
Acomb Road, York  
YO24 4HS

Offers Over £130,000



No. 42 - 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 second floor overlooking the communal gardens. Well presented and maintained throughout, the spacious accommodation includes a light and airy reception room, a fitted kitchen with appliances, double bedroom and house bathroom. The apartment also benefits from an upgraded heating and water system.

Set in communal gardens and offering off street parking for residents, viewing is essential.

Offered with no onward chain.

Leasehold  
Lease Length 125 Year lease Start date TBC  
Ground Rent £330  
Reviewed TBC  
Service Charge £1860 PA Approximately  
Reviewed TBC  
Council Tax Band B  
Residents must be over the age of 60 years or in the event of a couple, one must be over the age of 60 and the other over 55.

