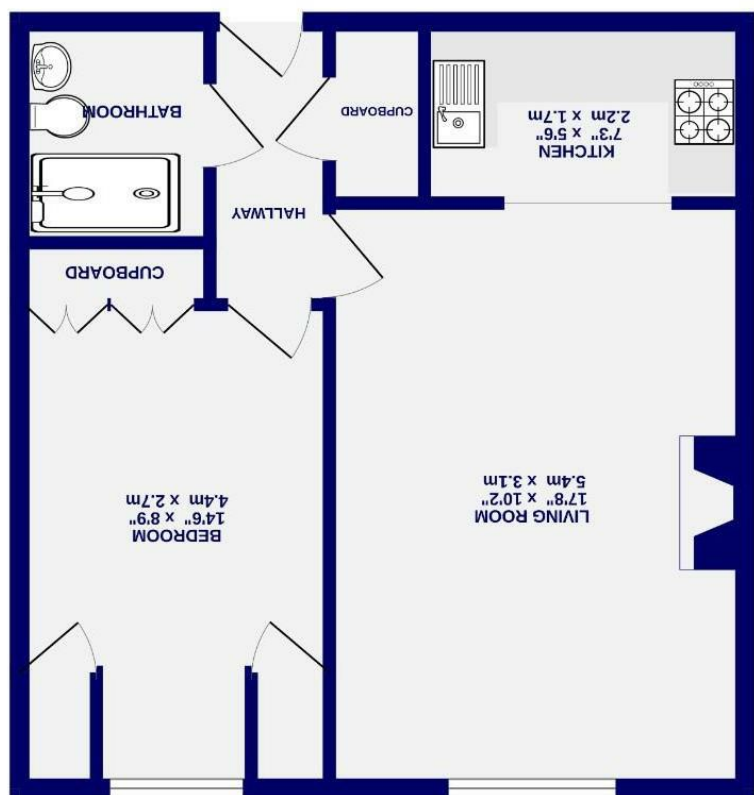


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services,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

- EPC TBC
 - No Onward Chain
 - Popular Development
 - Shower Room
 - Modern Kitchen
 - Newly Decorated & Carpets
 - One Double Bedroom
 - First Floor Apartment
- Leasehold
Council Tax Band - A

Front Street Acomb, York YO24 3DW



TOTAL FLOOR AREA: 483 sq ft (44.9 sq.m.) approx.
 While every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other areas are approximate. It is advised that the purchaser will verify the layout of the overall floor area and to accordingly to verify the floor, ceiling or measurement. The plan is illustrative purposes only and should be used as such for any prospective purchase. The kitchen, fixtures and appliances shown have not been tested and no guarantee as to their operability.
 Made with Myfloorplan.co.uk

FIRST FLOOR
483 sq.ft. (44.9 sq.m.) approx.



Front Street
Acomb, York
YO24 3DW

£130,000



Located within the sought-after Vyner House development in the heart of Acomb, this spacious one-bedroom first-floor apartment is ideally positioned for easy access to a range of local amenities, including shops, eateries, GP practices and regular bus routes, all within walking distance. Offered with no onward chain, the property is immaculately presented throughout and ready to move straight into for those aged 55 and over.

Accessed via a secure communal entrance with lift access available if required, the apartment opens into a welcoming entrance hall leading through to the main living accommodation. The living room is bright and generous in size with space for a dining area too. This room is enhanced by newly laid carpets, electric radiators and a large window that allows natural light to flood the room, with direct access into the adjoining kitchen. The kitchen is fitted with a range of gloss wall and base units, providing ample storage and worktop space, and is finished in a clean, modern style.

The double bedroom sits just across the hallway and benefits from built-in storage either side of the window and a built-in wardrobe, as well as space for a full double bed. The accommodation is completed by a recently updated shower room, featuring floor-to-ceiling tiling and aqua panels for a sleek, low-maintenance finish, along with a useful deep storage cupboard housing the water tank.

Expected to generate strong interest, and with the advantage of no onward chain, early viewing is highly recommended.

Leasehold
Length of lease- 61 years remaining
Ground rent - £420 per annum
Ground rent review period- fixed
Service Charge- £1,882.68 per annum

Council Tax Band- A

* Please note a selection of rooms have been dressed using AI for illustrative purposes.*

