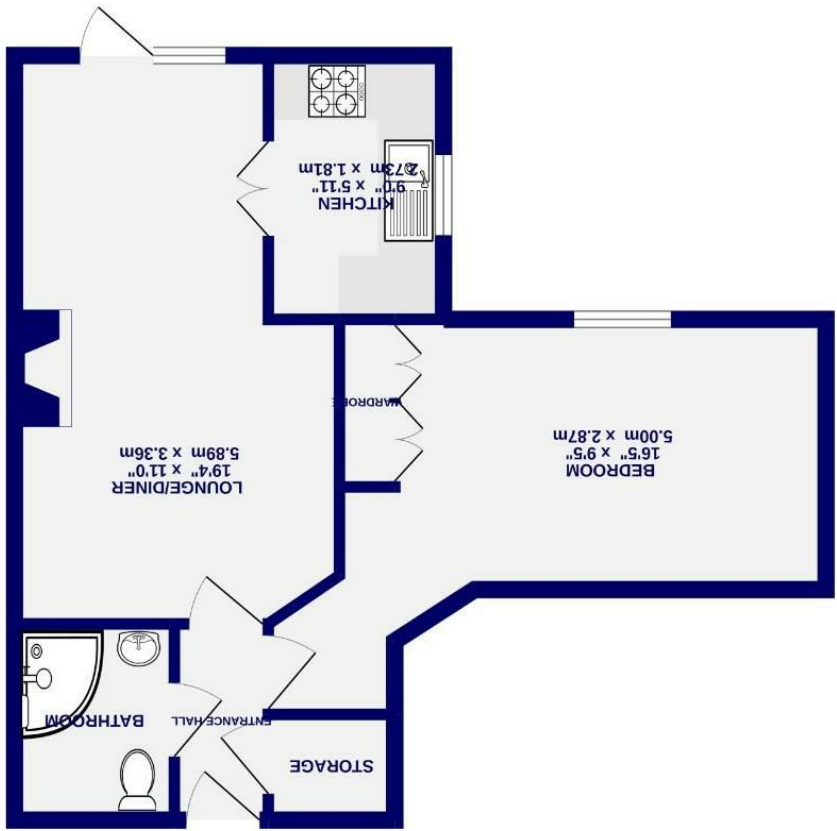


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services,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

- No Onward Chain
- Popular Residential Development
- Ground Floor Apartment
- One Bedroom
- Updated Kitchen
- Retirement Apartment
- Over 55' Development

Leasehold
Council Tax Band - B

Fairfax Court Acomb Road, York YO24 4HS



GROUND FLOOR
481 sq.ft. (44.7 sq.m.) approx.



Fairfax Court
Acomb Road, York
YO24 4HS

£150,000



Positioned on the ground floor of Fairfax Court, this well presented one bedroom apartment is part of a purpose built development by McCarthy & Stone, known for their thoughtfully designed retirement communities.

Ideally located within easy reach of York city centre, as well as the wide range of amenities available in Acomb village including shops, a library, doctors' surgery and dentists, the development offers both convenience and a strong sense of community.

Part warden controlled, secure communal access provides entry to the development, and a private door opens into the hallway and through to the bright and spacious reception room with French doors, opening directly onto a small courtyard and the well maintained communal gardens beyond. The reception room leads through to a modern and upgraded fitted kitchen with integrated appliances. There is a larger than average double bedroom with built in storage, and a stylish and well kept three piece shower room.

Residents also benefit from a communal lounge, lift access to all floors, a guest suite, laundry facilities, and resident and visitor parking.

Offered with no onward chain, this is a great opportunity for those seeking low maintenance living.

Leasehold
Length of lease-
Ground rent - £723.84 per annum
Ground rent review period- Fixed
Service Charge- £2,862.76 per annum

Council Tax Band- B

