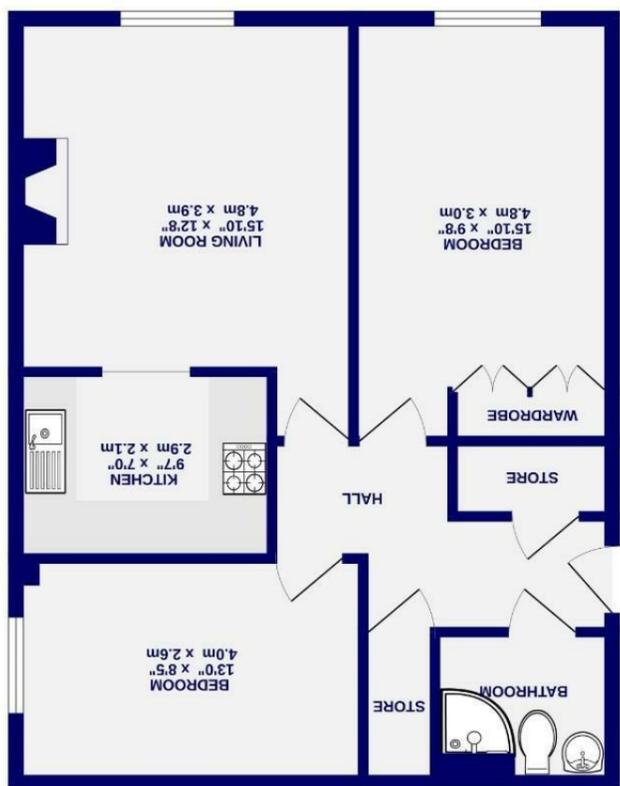


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1ST FLOOR  
629 sq.ft. (58.4 sq.m.) approx.

- EPC D
  - No Onward Chain
  - Weekly
  - Various Social Activities Organised
  - Part Time Warden
  - Popular Development
  - Well Maintained
  - Two Bedrooms
  - First Floor Apartment
- Leasehold  
Council Tax Band - C

# Front Street Acomb, York YO24 3DW



Front Street  
Acomb, York  
YO24 3DW

£150,000



Located within the popular Viner House development in the sought-after residential area of Acomb, this well-maintained two-bedroom first-floor apartment offers comfortable and convenient living for those aged over 55. With a wide range of amenities close by, including GP surgeries, supermarkets and local shops, the property presents an excellent retirement opportunity and is offered to the market with no onward chain.

Accessed via a secure communal entrance with both lift and stair access, the apartment is situated on the first floor and enjoys an outlook to the front of the development. Internally, a spacious entrance hall provides access to all principal rooms. The main living space comprises a generous open-plan living and dining area, offering ample room for a range of furniture and providing access through to the fitted kitchen, which offers good storage and worktop space.

The accommodation is completed by two well-proportioned double bedrooms and a shower room.

Residents of Viner House also benefit from a range of communal facilities, including shared gardens, a laundry room, a social lounge and communal kitchen area, creating a welcoming community environment. Guest rooms are available for visiting family and friends, and the development is supported by an on-site part-time warden. Parking is available on a first-come, first-served basis.

Offered with no onward chain and set within a well-regarded development, early viewing is highly recommended.

Leasehold  
Length of lease- 61 years remaining  
Ground rent - £412.04 per annum  
Service Charge- £1,882.68 per annum

Council Tax Band- C

