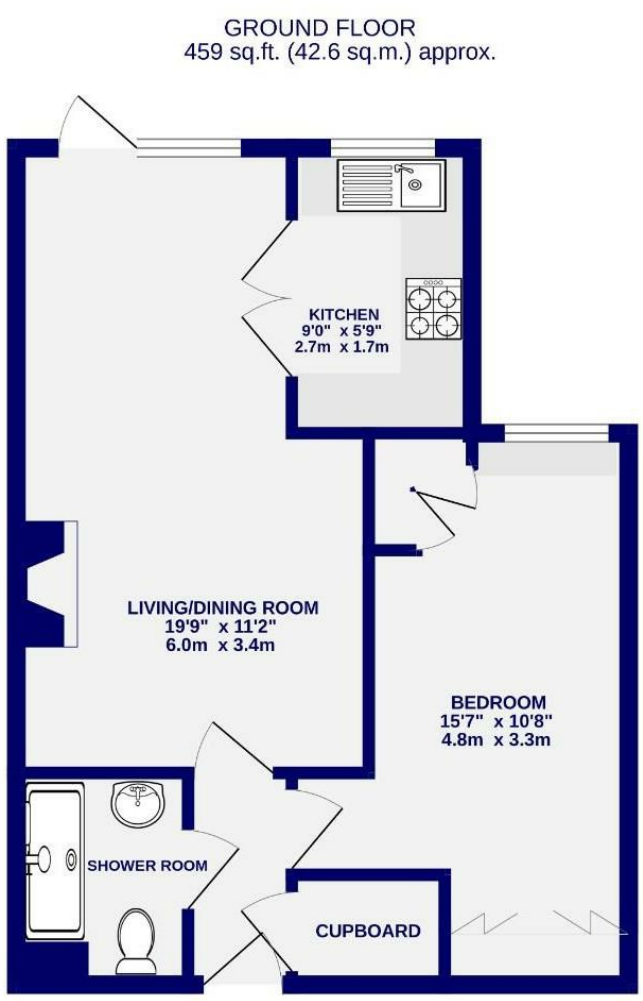


Acomb Road
, York
YO24 4HS

Leasehold
Council Tax Band - B

- Over 55's Development
- Ground Floor Apartment
- Bright And Spacious Living Room
- Generous Double Bedroom
- Overlooking The Communal Gardens
- Within Walking Distance Of Local Amenities
- EPC C



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. Please note that some images may have been edited with the use of AI. We are legally required to carry out AML checks for all purchasers, sellers and giftors, which become mandatory once an offer has been accepted. There is a non-refundable fee of £30 + VAT per purchaser and per giftor for these checks.

Acomb Road
, York
YO24 4HS

£150,000

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We are delighted to present this well-maintained, ground-floor one-bedroom apartment for over-55s, situated within the popular residential development of Fairfax Court.

Conveniently located just off Acomb Road, the property is within walking distance of Acomb Front Street, which offers a variety of local amenities, shops and services, together with regular bus routes providing access to York city centre.

Fairfax Court offers a range of communal facilities for residents to enjoy, including a welcoming reception area, laundry room, communal kitchen and guest accommodation.

Internally, the apartment benefits from new carpets throughout and offers bright, well-proportioned accommodation. The spacious living room enjoys views over the communal gardens, with French doors opening directly onto a private patio area.

The adjoining kitchen provides ample storage, with a range of wall and base units and space for white goods.

The generous double bedroom benefits from built-in storage, with the accommodation completed by an accessible shower room.

Offered for sale with no onward chain, this attractive apartment would make an ideal home for those seeking comfortable, low-maintenance living within a welcoming retirement development.

Leasehold
Length of lease- 99 years remaining
Ground rent - £2,826.76 Per annum
Service Charge- £723.84 Per annum

* Please note the patio photo has been dressed using AI for illustrative purposes.*



















