



Chancery Court
Acomb, York
YO24 3DP

£169,750



A wonderful opportunity to acquire a wonderful two bedroom first floor apartment in this popular warden assisted over retirement development, managed by First Port, just off Acomb Front Street. Well presented throughout, this apartment is ready to move straight into as it is offered with no onward chain.

Entering through the private apartment door, with stairs leading up to the first level, the entrance hall leads through to the spacious living room overlooking the front elevation. Next door is a fitted kitchen with a range of pine units allowing for plenty of storage, as well as space for whitegoods. The two bedrooms are located to the rear of the apartment and enjoy views out to the communal gardens. The internal accommodation is completed by the updated and modern shower room with low maintenance Aqua panels.

This apartment has the benefit of being within walking distance of the varied local amenities of the area, including Morrisons supermarket, GPs, dentists, independent shops and bakeries, as well as being within walking distance of regular bus connections to York city centre.

There is ample parking space for residents and visitors and the use of tendered communal gardens, residents lounge, laundry room and guest rooms.

Leasehold
Length of lease- 125 years starting October 1987
ending October 2112
Ground rent £119 per annum
Service charge £3,165 per annum

Council Tax Band- B



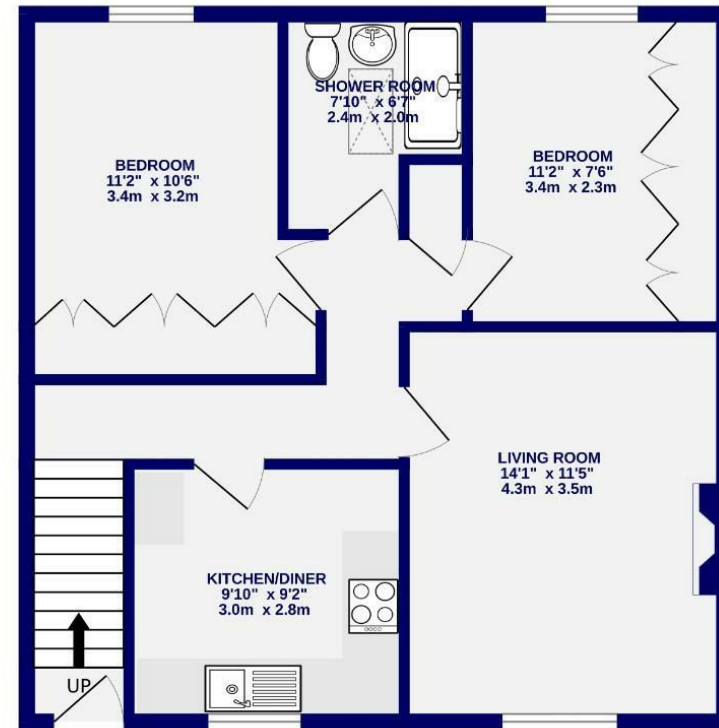


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Leasehold
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- First Floor Apartment - Chair Lift installed
- Private Entrance Door
- Well Presented Throughout
- Part Warden Controlled Development
- Over 55's Development
- Communal Spaces To Enjoy
- No Onward Chain

1ST FLOOR
626 sq.ft. (58.1 sq.m.) approx.



TOTAL FLOOR AREA - 626 sq.ft. (58.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. If included in the plan the garage/shed will form part of the overall floor area and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability.
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