



HUDSON
MOODY

Flat 1, Maxwell House, 201 Acomb Road, York YO24
4HD

A new build ground floor apartment in central Acomb, finished to an exceptional standard. The property is within easy reach of Acomb high street, York city centre and transport links in and out of York.

- **Ground Floor Converted New Build Apartment**
- **Exceptional Finish Throughout**
- **Perfect First Time Buy or Investment Purchase**
- **Fully Tiled Bathroom with Shower Over Bath and Chrome Heated Towel Rail**
- **Stunning Shaker Style Kitchen with Integral Appliances**
- **Enviably Location in Central Acomb**
- **Solid Oak Doors Throughout**
- **Two Double Bedrooms**
- **Oak Flooring to Entrance and Kitchen**

Guide Price £210,000

Tenure: Leasehold

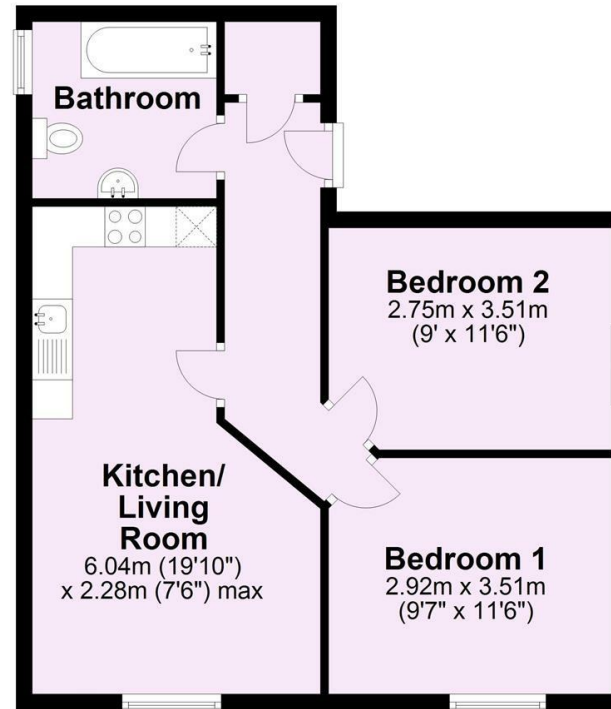
Council Tax Band: B

Lease Length- 999 years

Ground Rent- Peppercorn

Service charge- £1,200 per annum

Ground Floor
Approx. 50.6 sq. metres (544.2 sq. feet)



Total area: approx. 50.6 sq. metres (544.2 sq. feet)

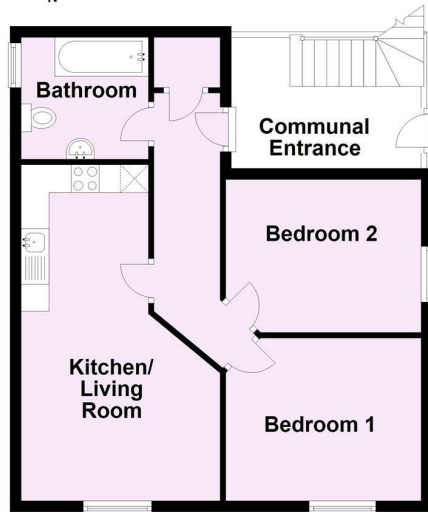
For Illustrative Purposes Only - not to scale
Plan produced using PlanUp.





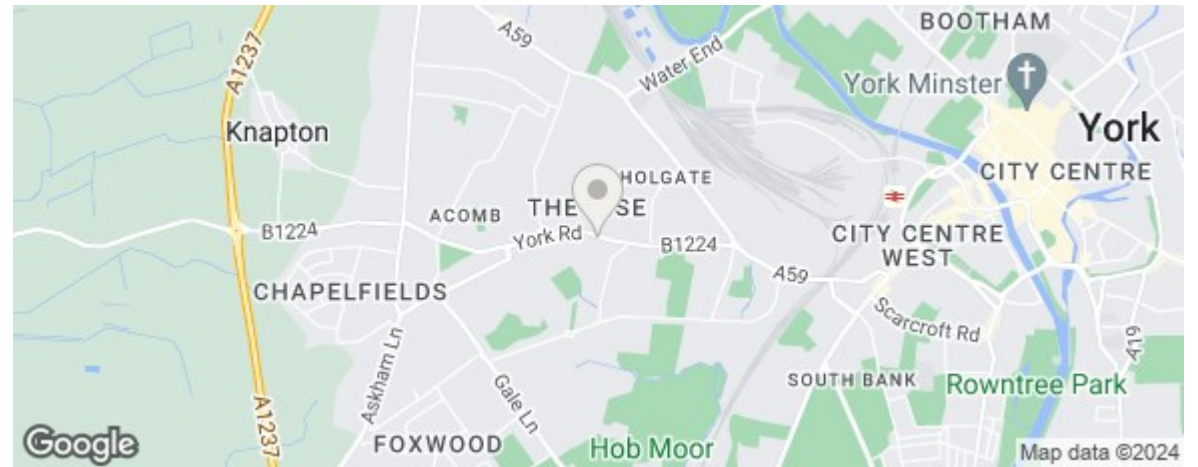


Plot Layout



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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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2. 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.
3. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise.
4. 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.
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