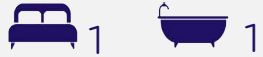




Merton Court  
Windsor Garth, York  
YO24 4QT

£115,000



A wonderful opportunity to acquire an ideal first time buyer home in the west of York, close to the many local amenities Acomb has to offer.

This property could benefit from some modernisation throughout. The internal accommodation briefly comprises; entrance hallway with built-in storage cupboard, large lounge / diner with views out to Hob Moor and a fitted kitchen with some freestanding white good appliances.

There is a generous sized double bedroom and three piece bathroom.

There are communal gardens, ample on street parking and a brick built store.

Leasehold  
Length of lease - 89 years remaining  
expiring in 2113  
Ground rent £10 p.a.  
Service charge £403.99 p.a.  
Service charge review period - Annually  
Council Tax Band A



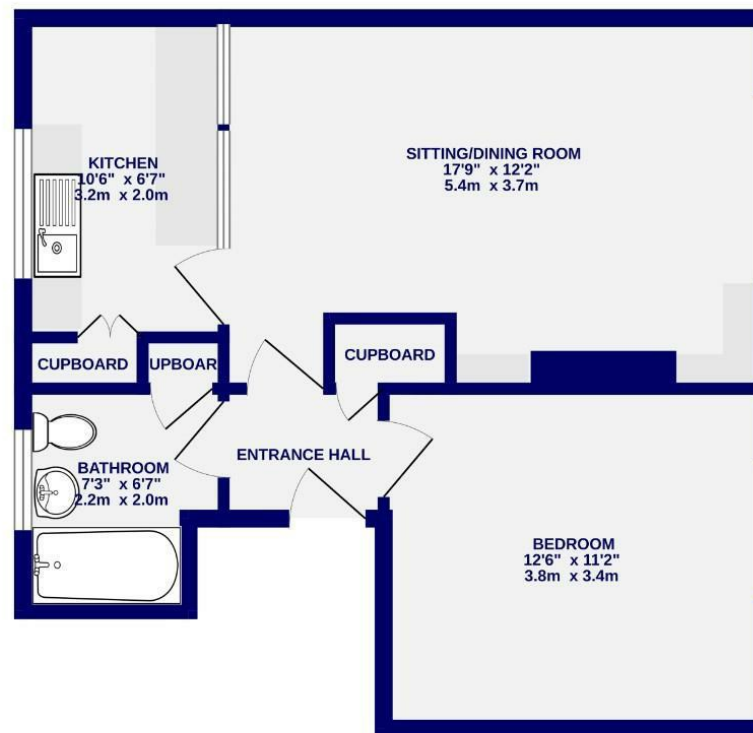


# Merton Court Windsor Garth, York YO24 4QT

Leasehold  
Council Tax Band - A

- First Floor Apartment
- Views Out To Hob Moor
- No Onward Chain
- One Double Bedroom
- Brick Built Store
- Fitted Kitchen
- Popular Area
- Epc D

FIRST FLOOR  
495 sq.ft. (46.0 sq.m.) approx.



TOTAL FLOOR AREA: 495 sq.ft. (46.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate 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 as to their operability or efficiency can be given.  
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