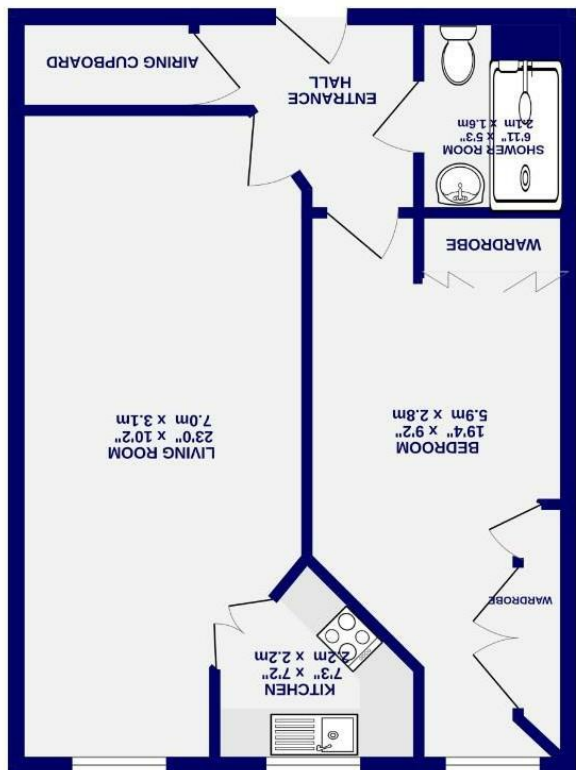


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, 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.

TOTAL FLOOR AREA: 505 sq.ft. (46.9 sq.m.) approx.
 This area includes the kitchen, living room, bedroom, bathroom, shower room, two wardrobes, entrance hall, air conditioning, and air cupboards.
 The area and dimensions are given as a guide only and are not precise. The area of the property is subject to measurement by a professional surveyor. The area of the property is subject to measurement by a professional surveyor. The area of the property is subject to measurement by a professional surveyor.



GROUND FLOOR (46.9 sq.m.) approx.
 505 sq.ft. (46.9 sq.m.) approx.

- EPC B
- No Onward Chain
- Communal Spaces
- Generous Living Room
- Built In Storage
- One Double Bedroom
- Ground Floor Apartment
- Over 55's Development

Leasehold
 Council Tax Band - B

Fairfax Court Acomb Road, York YO24 4HS



Fairfax Court
Acomb Road, York
YO24 4HS

£150,000



A wonderful one bedroom ground floor apartment located in the popular residential development of Fairfax Court. This 'Over 55's' development, includes a variety of communal spaces, such as reception area, kitchen, laundry room and guest rooms. Located within walking distance of local shops and amenities, this apartment offers convenience for the next owner.

Internally the property comprises an entrance hall which leads into the generous lounge diner. The kitchen is located next door and offers ample storage by way of multiple wall and base units, along with space for white goods. The white goods currently in the property can be included in the sale. Off the hall is the master bedroom which is generous in size and includes built-in storage. The internal accommodation is completed by adapted shower room and a storage cupboard.

As a ground floor apartment, this property boasts a patio area off the lounge which can be accessed through patio doors. Looking out to the front aspects of Fairfax Court, this space is private and peaceful.

Offered with no onward chain, viewing is highly recommended.

Leasehold
Length of lease - 101 years remaining
Ground rent £723.84
Ground rent review period- Annually
Service charge £2,826.72 PA
Service charge review period- Annually

Council Tax Band B

