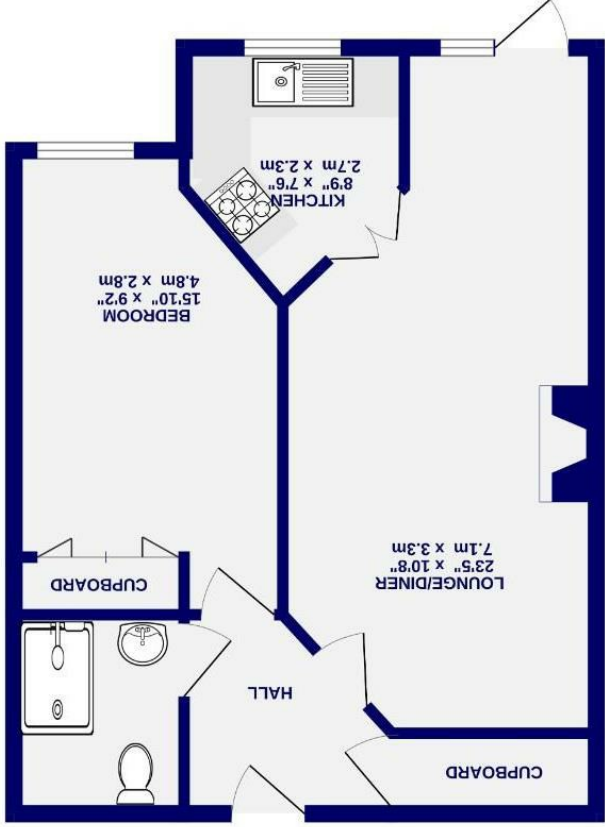


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, 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: 699 sq ft (64.4 sq m) approx.  
 Whilst every effort has been made to ensure the accuracy of the figures, measurements of rooms and areas, there may be some minor variations in the actual measurements. The floor plan is for illustrative purposes only and should be used as a guide only. Purchasers should verify the measurements and specifications shown here and should be satisfied with the measurements and specifications before entering into any contract relating to this property.



# Acomb Road , York YO24 4HS

Leasehold  
Council Tax Band - B

- Over 55's Development
- Ground Floor Apartment
- One Double Bedroom
- Generous Living Room With External Access
- Communal Spaces
- Communal Parking
- EPC - C



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. Off the hall is the master bedroom which is generous in size and includes built-in storage as well as fitted bedroom furniture incorporating bedside cabinets and over bed storage. The internal accommodation is completed by a modern fitted bathroom.

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

Offered with no onward chain, viewing is highly recommended.

Council Tax Band- B

