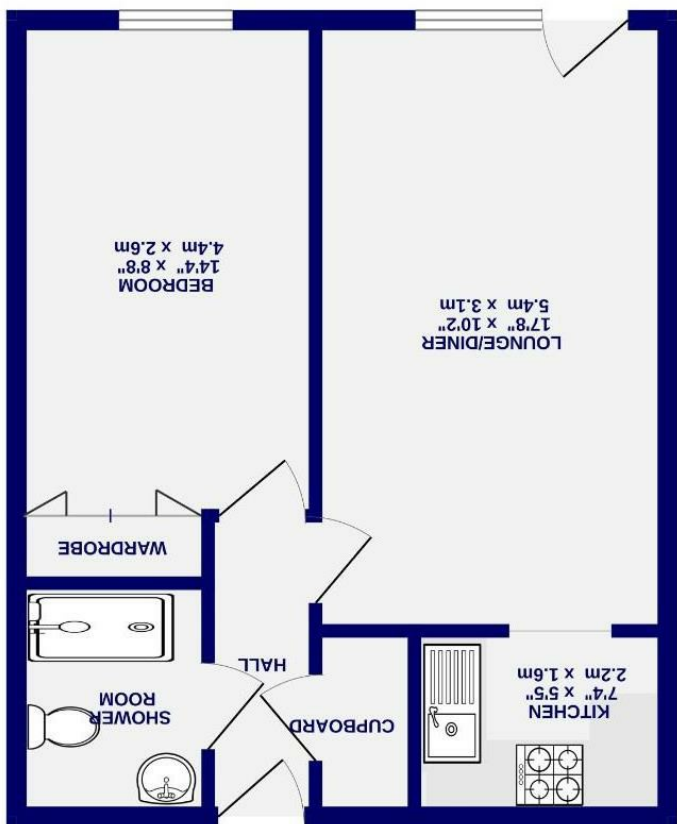


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, 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: 435 sq.ft. (40.4 sq.m.) approx.  
 While every effort has been made to ensure the accuracy of the floorplan, measurements of rooms and any other areas and requirements are based on the best of the available information and are not intended to be a guarantee. The floor area and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only. Purchasers should verify the floor area and no responsibility is taken for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability. Made with Floorplan Studio



GROUND FLOOR  
 435 sq.ft. (40.4 sq.m.) approx.

- EPC - C
- Part Warden Controlled
- Stunning Garden Views
- Popular 'Over 55's' Development
- One Double Bedroom
- Ground Floor Apartment
- NO ONWARD CHAIN

Leasehold  
 Council Tax Band - A

# Vyner House Acomb, York YO24 3DW



Vyner House  
Acomb, York  
YO24 3DW

Offers In The Region Of  
£145 000



A superb one bedroom ground floor apartment within this popular residential development for the 'Over 55's'. This wonderful apartment enjoys stunning views out to the rear gardens which features a range of lawn, fruit trees and seating areas. Vyner House is a popular development which is positioned conveniently on Acomb's Front Street and therefore provides easy access to a range of amenities, including a supermarket, GP surgeries, pharmacies, library, as well as range of bus stops that provide regular links to the city centre.

Accessed through a secure communal entrance which is overseen by a part time warden, the apartment comprises of an entrance hall which leads into the bright and airy living dining kitchen. Enjoying an westerly aspect, this room benefits from plenty of sunshine in the afternoon, but as the gardens are not overlooked, the south facing nature of the gardens offer natural light throughout the day. The kitchen provides plenty of storage by way of wall and base units. Next door to the living room is a generous double bedroom which also enjoys views out to the rear garden and provides ample built in storage. Finally the apartment is completed by the shower room and deep storage cupboard off the hall.

Vyner House offers independent living but with the benefit and reassurance of a part-time warden if needed. There is a communal lounge and kitchen, along with a laundry room, communal storage cupboards and a lift for access to the other floors. Parking is available on site, but on a first come first serve basis.

Offered with no onward chain, viewing is highly recommended.

Leasehold  
Length of lease 99 years from 1987 - 63 years remaining  
Ground rent £399 p.a.  
Ground rent review period - annually  
Service charge £1882.68  
Service charge review period - annually  
Council Tax Band A

