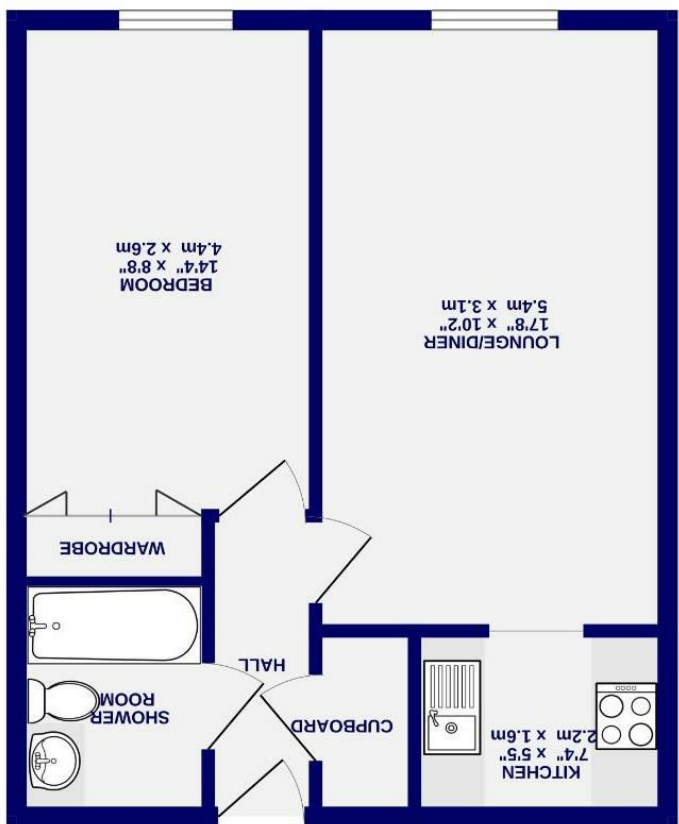


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, 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 description, measurements of rooms and any other areas and appliances shown thereon have not been made and no guarantee is given as to their accuracy. The floor area and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be read as such by any prospective purchaser. The services, systems and appliances shown thereon have not been tested and no guarantee is given as to their accuracy. Made with Floorplan Studio



2ND FLOOR
435 sq.ft. (40.4 sq.m.) approx.

Leasehold
Council Tax Band - A

Front Street Acomb, York YO24 3DW

- First Floor Apartment
- One Double Bedroom
- Lounge With Open Access To Kitchen
- Over 55's Development With Lift
- Communal Lounge & Laundry Rooms
- Well Kept Communal Gardens
- Great Access To Acomb Town Centre
- No Forward Chain
- EPC - C



Front Street
Acomb, York
YO24 3DW

£95,000



This one bedroom, over 55's warden controlled apartment is competitively priced and is only a short flat walk to the local shops & amenities in Acomb, with excellent bus links into York city centre.

The apartment is positioned overlooking the side communal gardens to the rear of the property.

The living accommodation offers an entrance hall, sitting room with open access to the kitchen, double bedroom with built in wardrobes, and a bathroom.

Offered with no onward chain.

Leasehold
Length of lease- 125 years from 22 July 1988- 93 years remaining
Ground rent £408.00 PCM
Service charge £1,882.68 Per annum

Council Tax Band- A

