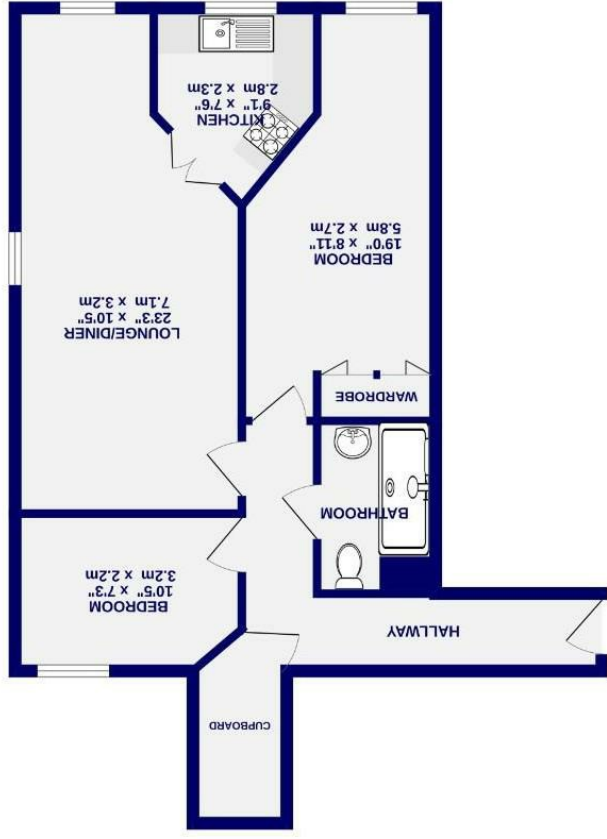


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services,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

Acomb Road  
, York  
YO24 4HS  
Leasehold  
Council Tax Band - C

- First Floor Apartment
- Two Bedrooms
- Spacious Accommodation
- Part Warden Controlled
- On Site Parking
- Popular Development
- No Onward Chain
- EPC - B



1ST FLOOR  
644 sq.ft. (59.9 sq.m.) approx.

While every attempt is made to ensure the accuracy of the figures, measurements of areas and any other dimensions 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.



Acomb Road  
, York  
YO24 4HS

£180,000



A lovely two bedroom first floor apartment within the warden controlled 'Over 55's' development of Fairfax Court. Offered with no onward chain, this property is larger than most and is bound to be popular amongst a variety of buyers.

The property briefly comprises a spacious entrance hall, two bedrooms, an adapted shower room, large living/diner and a fitted kitchen. The apartment offers ample storage with a built in wardrobe in the master bedroom and a deep storage cupboard off the entrance hall.

Fairfax Court offers numerous communal areas for all residents including laundry room, guest bedrooms, gardens, parking and residents lounge and kitchen.

Offered with no forward chain, viewing is highly recommended.

Leasehold  
Length of lease 101 years remaining  
Ground rent £844.48 per annum  
Ground rent review period Annually  
Service charge £4,240.16 per annum

Council Tax Band - C

