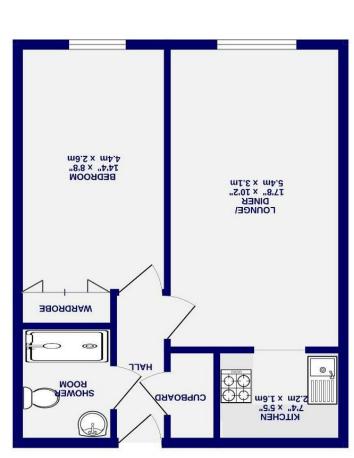


siess, measurements, floor plans or distances referred to are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the These particulars have been prepared as accurately and 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

435 sq.ft. (40.4 sq.m.) approx. 1ST FLOOR



## YOZ4 3DW Acomb, York Front Street

Front Street, Acomb, York, YO24 3DW

A - bned xeT lionuoO Leasehold

- Apartment
- One Bedrooms
- Over 55's Development
- In Need of Decoration
- First Floor With Lift Access
- Off Street Communal Parking
- Easy Access For Wheelchairs
- EbC C

## Front Street Acomb, York YO24 3DW

## £80,000





This one-bedroom first-floor apartment, part of an over 55's warden-controlled development, is ideally located just a short, level walk from Acomb's local shops and amenities, with excellent bus links to York City Centre.

Situated in a prime position within the development, the apartment overlooks the entrance, offering convenience and comfort.

The accommodation includes an entrance hall, a spacious sitting room, a well-proportioned kitchen, a double bedroom with built-in wardrobes, and a recently updated wet room.

The development also boasts a central communal lounge with a contemporary kitchen, a shared laundry area, and beautifully maintained grounds.

Offered with no onward chain, early viewing is highly recommended to appreciate this apartment's desirable location.

Lease Length 61 year remaining
Ground Rent Approximately £428.70 Per annum
Service Charge Approximately £2120 Per annum

Council Tax Band A













