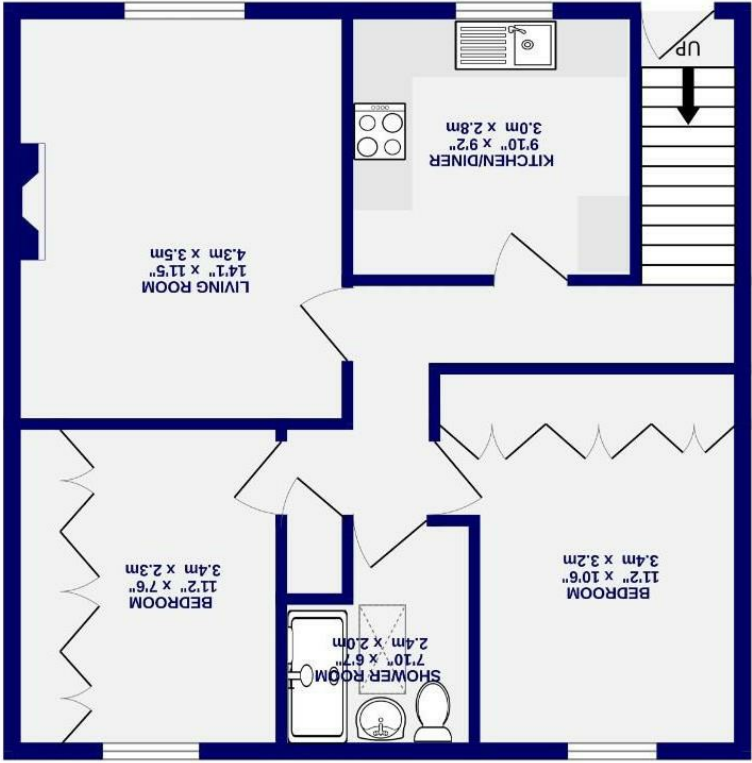




Chancery Court Acomb, York YO24 3DP

Leasehold
Council Tax Band - B

- First Floor Apartment - Chair Lift installed
- Private Entrance Door
- Well Presented Throughout
- Part Warden Controlled Development
- Over 55's Development
- Communal Spaces To Enjoy
- No Onward Chain



1ST FLOOR
626 sq.ft. (58.1 sq.m.) approx.

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.

Whilst every attempt has been made to ensure the accuracy of the particulars, measurements of rooms and any other details are approximate. It is advised that the purchaser should obtain their own measurements. The plan is for information only and should not be used as a guide by any prospective purchaser. The purchaser is responsible for ensuring that the property is suitable for their intended use and for any other requirements. The plan is for information only and should not be used as a guide by any prospective purchaser. The purchaser is responsible for ensuring that the property is suitable for their intended use and for any other requirements. The plan is for information only and should not be used as a guide by any prospective purchaser. The purchaser is responsible for ensuring that the property is suitable for their intended use and for any other requirements.

Chancery Court
Acomb, York
YO24 3DP

£185,000



A wonderful opportunity to acquire a wonderful two bedroom first floor apartment in this popular warden assisted over retirement development, managed by First Port, just off Acomb Front Street. Well presented throughout, this apartment is ready to move straight into as it is offered with no onward chain.

Entering through the private apartment door, with stairs leading up to the first level, the entrance hall leads through to the spacious living room overlooking the front elevation. Next door is a fitted kitchen with a range of pine units allowing for plenty of storage, as well as space for whitegoods. The two bedrooms are located to the rear of the apartment and enjoy views out to the communal gardens. The internal accommodation is completed by the updated and modern shower room with low maintenance Aqua panels.

This apartment has the benefit of being within walking distance of the varied local amenities of the area, including Morrisons supermarket, GPs, dentists, independent shops and bakeries, as well as being within walking distance of regular bus connections to York city centre.

There is ample parking space for residents and visitors and the use of tendered communal gardens, residents lounge, laundry room and guest rooms.

Leasehold
Length of lease- 125 years starting October 1987 ending October 2112
Ground rent £119 per annum
Service charge £3,165 per annum

Council Tax Band- B

