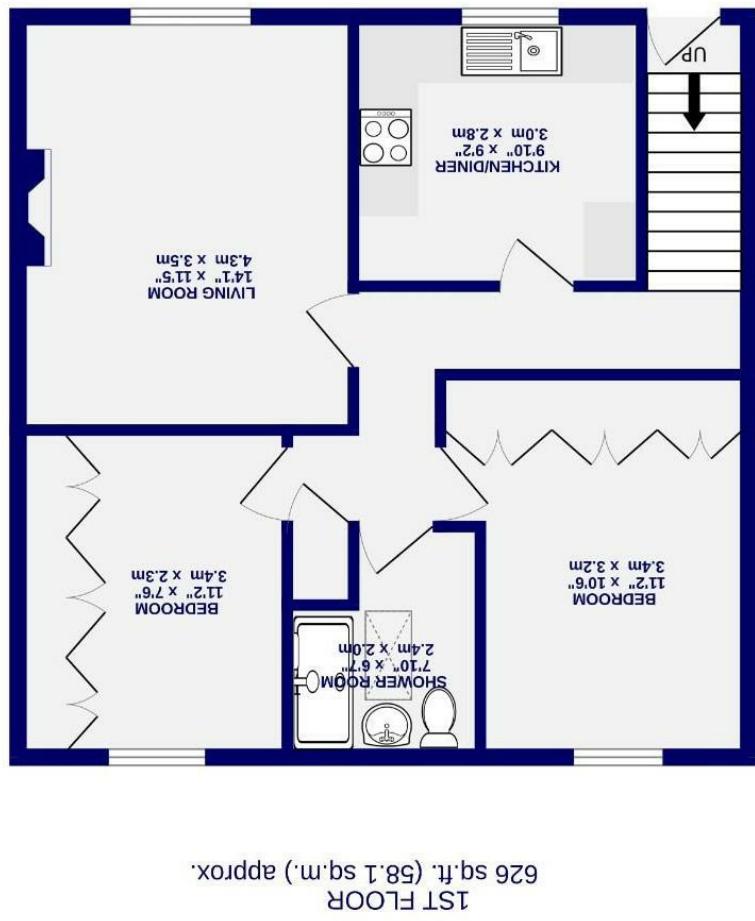


**TOTAL FLOOR AREA: 628 sq.m. (68.1 sq.m.) approx.**  
With every effort taken to make the best use of the available space, the layout consists of a large and airy open-plan living/dining/kitchen area, a double bedroom with built-in wardrobes, a single bedroom, a bathroom and a separate WC. The kitchen is well equipped with built-in units and a built-in oven. The property is located in a quiet residential area, with a supermarket and a bus stop just a few minutes walk away. The property is in excellent condition and is ready to move into.

TOTAL FLOOR AREA: 626 sq ft. (58.1 sq m) approx.

- 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 Ownward Chain

# Chancery Court Accomb, York YO24 3DP



Chancery Court  
Acomb, York  
YO24 3DP

£169,750

 2  1

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

