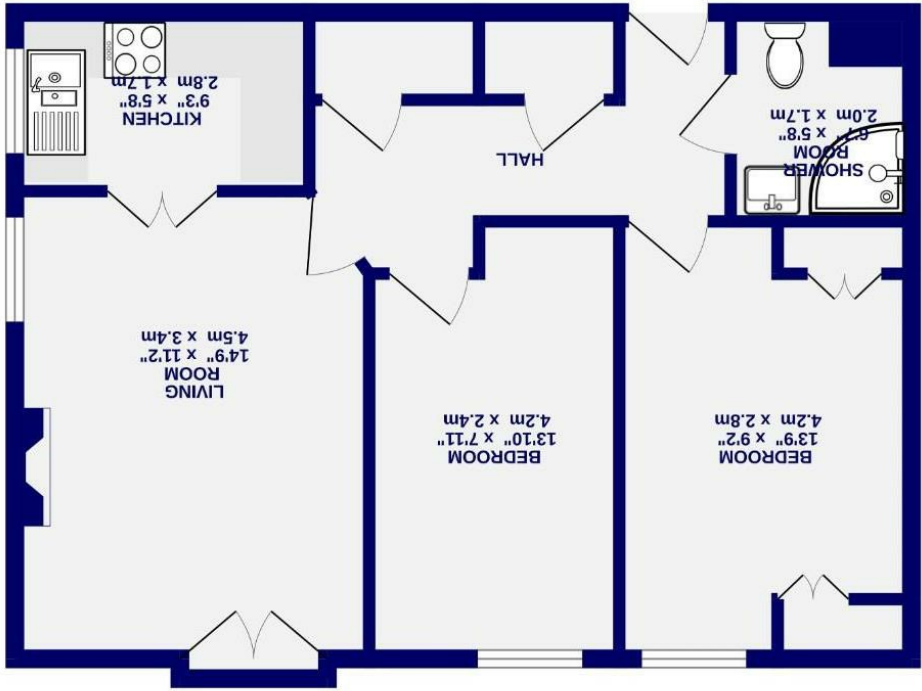


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- First Floor Apartment
- Two Bedrooms
- No onward Chain
- Modern Kitchen
- Juliet Balcony
- Sought After Development
- Part Warden Control
- Over 55's
- On Site Parking
- EPC TBA

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





Acomb Road  
, York  
YO24 4HS

£170,000

2 1

Welcome to Fairfax Croft , a lovely twobedroom first floor apartment within a warden-controlled, over 55s development, tucked just off York Road in Acomb. Ideally located close to local amenities, well-regarded shops, popular eateries, GPs, the library, and excellent transport links into and out of the city. Positioned at the end of the development, this charming apartment enjoys peaceful views over beautifully maintained communal gardens.

Upon entering, a spacious hallway with two generous storage cupboards leads to a bright and airy living room featuring French doors opening onto a Juliet balcony. A central fireplace adds a warm focal point, and there is ample space for a dining area. The stylish kitchen is fitted with beige gloss wall and base units, integrated appliances, and elegant glass double doors separating it from the living space.

Both double bedrooms overlook the gardens and are filled with natural light. The principal bedroom benefits from fitted wardrobes and a dressing table, offering excellent storage.

The modern bathroom includes a sleek corner shower, a vanity unit with an integrated sink, and is fully tiled in natural, neutral tones for a clean and contemporary finish.

Fairfax Croft offers excellent communal amenities, including landscaped gardens, a laundry room, guest accommodation, parking, and a residents' lounge with kitchen facilities, ideal for enjoying private living with the option for community connection.

Offered with no onward chain, early viewing is highly recommended to appreciate the setting and convenience of this desirable development.

Leasehold  
Length of lease-  
Ground rent- £844 per annum  
Ground rent review period- Fixed  
Service charge- £4,236 per annum

Council Tax Band - C

