

property on behalf of the vendor.

- Fairfax Court
Acomb Road, York
YO24 4HS



TOTAL FLOOR AREA : 462 sq ft (42.9 sq m), approx.
 While every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. It is noted in the plan the measurements will vary from the overall floor area and no responsibility is taken for any omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services and appliances shown have not been measured and are not guaranteed as to their operability.



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£150,000



Situated within a highly regarded retirement development for residents aged 55 and over, this well-appointed second-floor apartment offers approximately 462 square feet of living accommodation and is offered with no onward chain. Located in the popular area of Acomb, the property is ideally suited to those seeking a comfortable and secure living environment within a friendly community setting.

The apartment comprises a spacious living room, a good-sized kitchen, a modernised bathroom, and a double bedroom featuring built-in storage.

Residents enjoy access to a range of communal facilities, including laundry facilities, well-maintained gardens and a communal sitting room located on the ground floor. This property presents an excellent opportunity to acquire a thoughtfully designed home within a supportive and sociable development.

Leasehold
Length of lease-100 years remaining
Ground rent- £723.84
Ground rent review period- Every 21 years, last increased 2023
Service charge- £2,824.06 per annum

Council Tax Band- B

