

property on behalf of the vendor.

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 particulars montance 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 contestness of each of the areas particulars. No person in the employment of Ashtons has any authority to make or give any representants or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the astatements contestness of each of the

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- A bned xeT lionuo •
- Easy Access To Acomb Front Street
- $\bullet$  Regular Social Activities: Bingo, Keep-Fit Club & More
  - ressepold
  - Overlooking The Gardens
    - til ⇒suoH-nl •
  - Well-Equipped Second Floor Apartment
    - Over 55s Development
      - nisdO baswnO oV •

Leasehold - B - Band - B

Fairfax Court Acomb Road, York PO24 4HS



GROUND FLOOR 462 sq.ft. (42.9 sq.m.) approx.



## Fairfax Court Acomb Road, York YO24 4HS

## £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



















