



Maxwell House

For Sale  
HUDSON  
MOODY  
Tel: 01904 629550  
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Maxwell House Acomb Road, York YO24 4HD

A modern Penthouse apartment in central Acomb, finished to an exceptional standard. The property is within easy reach of Acomb high street, York city centre and transport links in and out of York.

- **Recently Converted Penthouse Apartment**
- **Exceptional Finish Throughout**
- **Perfect First Time Buy or Investment Purchase**
- **Fully Tiled Bathroom with Freestanding Bath Tub and Walk In Shower**
- **Stunning Shaker Style Kitchen with Integral Appliances**
- **Enviably Location in Central Acomb**
- **Solid Oak Doors Throughout**
- **Large Double Bedroom**
- **Arranged over 694 Square Feet**

**Guide Price £220,000**  
**Tenure: Leasehold**  
**Council Tax Band: A**

Lease Length- 999 years  
Ground Rent- Peppercorn  
Service charge- £1,200 per annum

5 Maxwell House  
Approximate Gross Internal Area = 64.5 sq m / 694 sq ft

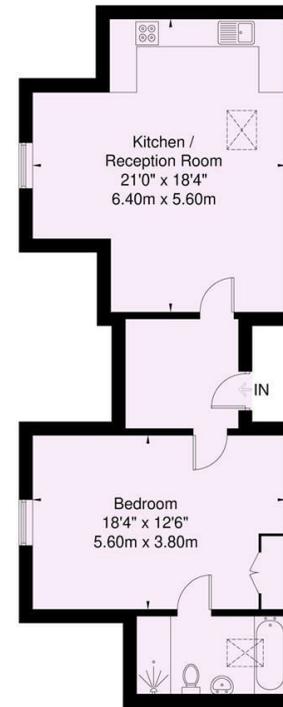


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY  
ALL MEASUREMENT ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE  
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		72	72
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



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**IMPORTANT NOTICE**

1. 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. Please do so particularly if contemplating travelling some distance to view the property.
2. 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.
3. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise.
4. 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.
5. No person in the employment of Hudson Moody 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.

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