

property on behalf of the vendor.

- Front Street
Acomb, York
YO24 3DW



TOTAL FLOOR AREA: 435 sq.ft. (40.4 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the diagram, measurements of rooms and any other areas are approximate. It is noted in the plan the dimensions will form part of the overall floor area and no responsibility is taken for any gross omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability.
 Made with AutoCAD 2002



Front Street, Acomb, York, YO24 3DW

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£145,000



Nestled within the highly sought-after Vyner House, this charming one-bedroom ground-floor apartment offers a serene and comfortable lifestyle for those aged 55 and over. Ideally situated on Acomb's Front Street, Vyner House boasts excellent accessibility to a wide range of local amenities, including a supermarket, GP surgeries, pharmacies, a library, and convenient bus stops offering regular links to the city centre.

Entering through a secure communal entrance, thoughtfully overseen by a part-time warden, you'll find a warm and inviting space. The entrance hall leads to a bright and airy living-dining area that seamlessly blends with a well-appointed kitchen, featuring ample storage space through wall and base units complemented by stylish worktops. From the living room's patio doors, you can enjoy delightful views of the comings and goings, adding a touch of charm to your everyday surroundings.

Adjacent to the living room, the generously sized double bedroom is a peaceful retreat, offering plenty of built-in storage. A well-designed shower room and a deep storage cupboard off the hall complete the apartment.

To the rear communal gardens, a tranquil oasis designed for relaxation and privacy. The south-facing aspect bathes the gardens in natural light, with beautifully maintained lawns, fruit trees, and inviting seating areas to enjoy a peaceful moment or socialize with neighbors.

Vyner House provides independent living with the added peace of mind of a part-time warden, ensuring support is available if needed. The development also features a welcoming communal lounge and kitchen, a laundry room, shared storage spaces, and a lift for easy access to the other floors. On-site parking is available on a first-come, first-served basis.

Leasehold
Length of lease- 62 years remaining
Ground rent- £585 per annum (Paid in 6 month periods)
Ground rent review period- annually
Service charge- £1. 882.68 per annum (Paid quarterly)

Council Tax Band- A

