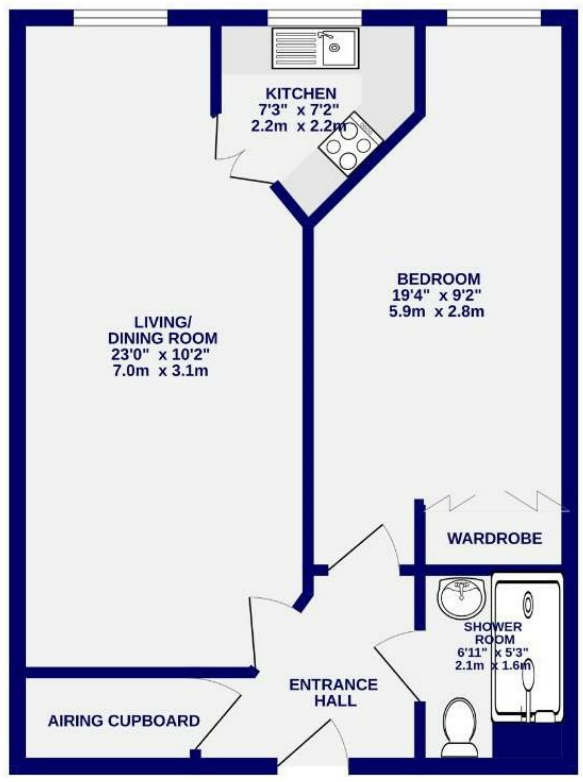
Acomb Road
, York
YO24 4HS

Leasehold
Council Tax Band - B

- Over 55s Ground Floor Apartment
- One Generous Double Bedroom
- Popular Fairfax Court Development
- Spacious Lounge Dining Room Private Patio
- Storage Residents Lounge Laundry Facilities
- Close To Local Ameinaties
- EPC C

GROUND FLOOR
505 sq.ft. (46.9 sq.m.) approx.



TOTAL FLOOR AREA : 505 sq.ft. (46.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. If included in the plan the garage/stores will form part of the overall floor area and no responsibility is taken for any error, 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.
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£150,000

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Positioned within the popular over-55s development of Fairfax Court, is this well-presented one-bedroom ground floor apartment. Enjoying a peaceful position to the front of the development, the property offers convenient and low-maintenance living within easy reach of local shops, amenities, and transport links.

Fairfax Court benefits from a welcoming community feel and offers a range of communal facilities for residents, including a reception area, residents' lounge, kitchen, laundry room, and guest accommodation.

Internally, the apartment comprises a welcoming entrance hall leading through to a spacious lounge diner, filled with natural light and offering direct access onto the private patio area. The fitted kitchen is positioned just off the living space and provides a range of wall and base units, together with space for white goods, which can be included within the sale.

The double bedroom is generous in size and benefits from fitted storage, while the accommodation is completed by an adapted shower room and a useful storage cupboard.

A particular feature of this apartment is the private patio seating area accessed via patio doors from the lounge, providing a peaceful outdoor space overlooking the front aspect of the development.

Offered with no onward chain, this property is ready to move into and enjoy. Early viewing is highly recommended.
Leasehold
Length of lease- 100 years remaining
Ground rent - £700 per annum
Ground rent review period- Every 25 years
Service Charge- £2,600 per annum

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