



HUDSON
MOODY

Maxwell House Acomb Road, York YO24 4HD

A superbly presented ground floor apartment with private enclosed courtyard, set in an ideal location on Acomb Road within easy reach of both Acomb village for local services and the city centre.

The apartment forms part of a modern conversion and offers two double bedrooms, bathroom and open plan living accommodation

- **Exceptional Two Bedroom Garden Flat**
- **Finished to High Specification**
- **Entrance Hall**
- **Superb Open Plan Living/Dining/Kitchen Area**
- **Glazed Doors to Courtyard Garden**
- **Fitted Shaker Style Kitchen**
- **Two Double Bedrooms**
- **Immaculate House Bathroom**
- **Excellent Location Close to Shops**
- **Viewing Recommended**

Guide Price £215,000

Tenure: Leasehold

Council Tax Band: A

Lease Length- 999 years

Ground Rent- Peppercorn

Service charge- £1,200 per annum

7 Maxwell House
Approximate Gross Internal Area = 48.1 sq m / 517 sq ft

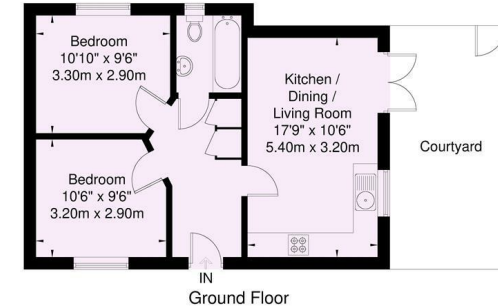


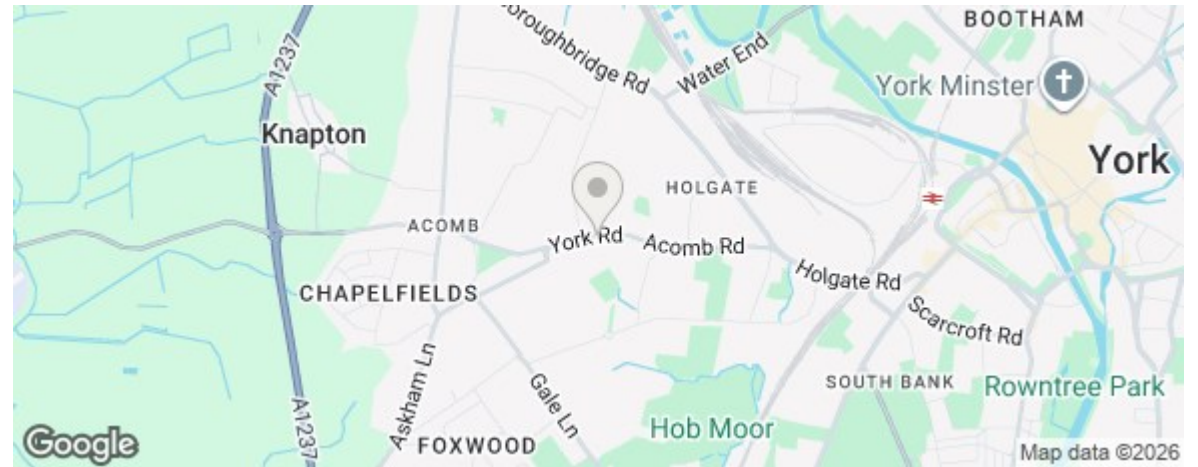
ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY
ALL MEASUREMENTS ARE MAXIMUM AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION





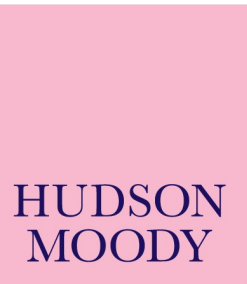


Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		56	56
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		



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.
6. All buyers are asked to complete an online AML check through HIPLA, at their own expense, at the time of their offer to purchase a property being accepted and before the Memorandum of Sale can be issued.



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