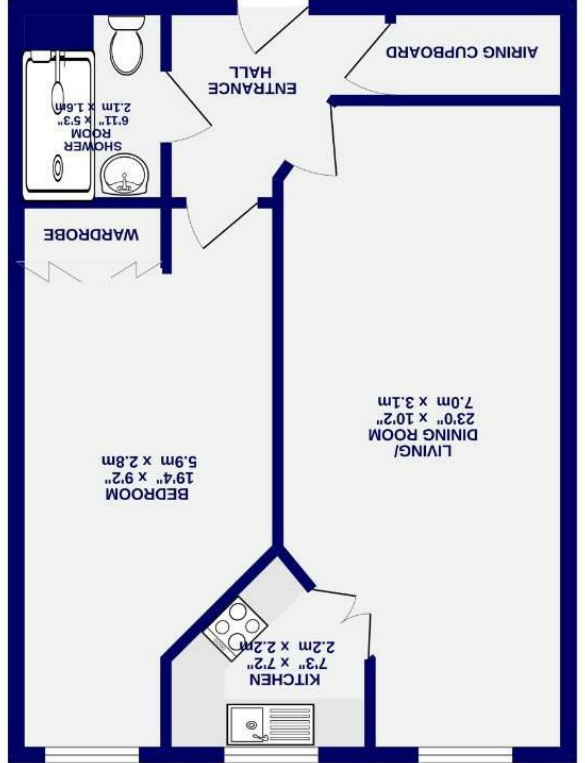


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, 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. Any statements contained in these particulars are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the property on behalf of the vendor. Please note that some images may have been edited with the use of AI. We are legally required to carry out AML checks for all purchasers, sellers and giftors, which become mandatory once an offer has been accepted. There is a non-refundable fee of £30 + VAT per purchaser and per giftor for these checks.

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



**GROUND FLOOR** (46.9 sq.m.) approx.

- 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 Amenities
- EPC C

Leasehold  
 Council Tax Band - B

Acomb Road  
 , York  
 YO24 4HS



Acomb Road  
, York  
YO24 4HS

£150,000



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

Council Tax Band- B

