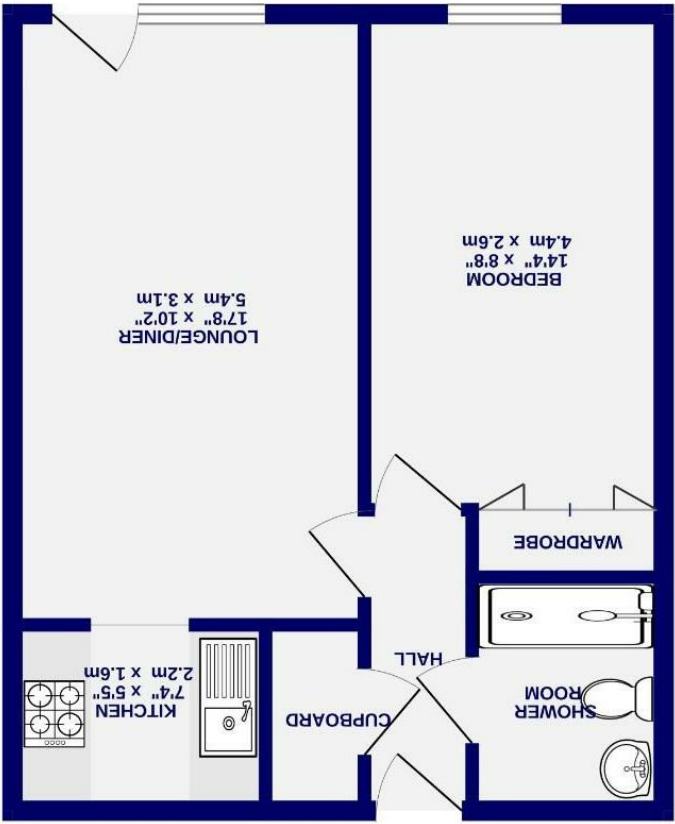




Front Street Acomb, York YO24 3DW

Leasehold
Council Tax Band - A

- One Bedroom Apartment
- Ground Floor
- Popular of 55's Development
- Part Warden Assisted
- Communal Gardens
- A Tranquil Retreat
- Communal Activities Available
- Short Stroll To Local Amenities
- EPC C



GROUND FLOOR
435 sq.ft. (40.4 sq.m.) approx.

TOTAL FLOOR AREA : 435 sq.ft. (40.4 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other areas are approximate. It is recommended that prospective purchasers visit the property to check the floor area and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only. The services, systems and appliances shown have not been measured and no guarantee is given as to their operability. Made with Metropix 2025.

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 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 statements contained in these particulars. No person in the employment of Ashtons 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.

Front Street
Acomb, York
YO24 3DW

£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

