6 Maxwell House Acomb Road, York YO24 4HD

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A new build first floor apartment in central Acomb, finished to an exceptional standard. The property is within easy reach of Acomb high street, York city centre and transport links in and out of York.

- **First Floor Converted New Build Apartment**
- **Exceptional Finish Throughout**
- **Perfect First Time Buy or Investment Purchase**
- **Fully Tiled Bathroom with Shower Over Bath and Chrome Heated Towel Rail**
- **Stunning Shaker Style Kitchen with Integral Appliances**
- **Enviable Location in Central Acomb**
- **Solid Oak Doors Throughout**
- **Two Double Bedrooms**
- **Private Entrance**

Guide Price £200,000
Tenure: Leasehold
Council Tax Band:

Lease Length- 999 years
Ground Rent- Peppercorn
Service charge- £1,200 per annum

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Approximate Gross Internal Area = 50.6 sq m / 544 sq ft

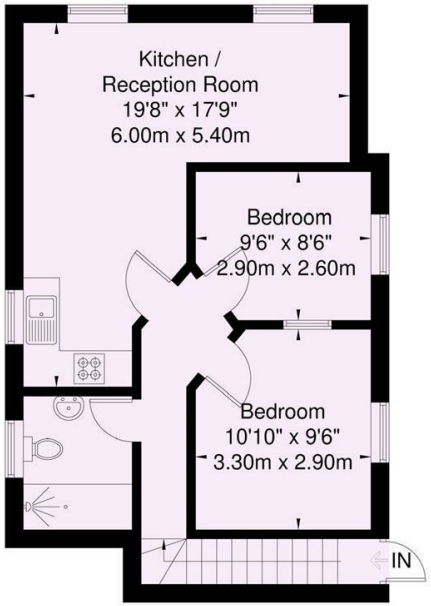
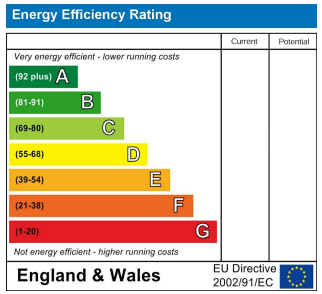


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY
ALL MEASUREMENT ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION



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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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