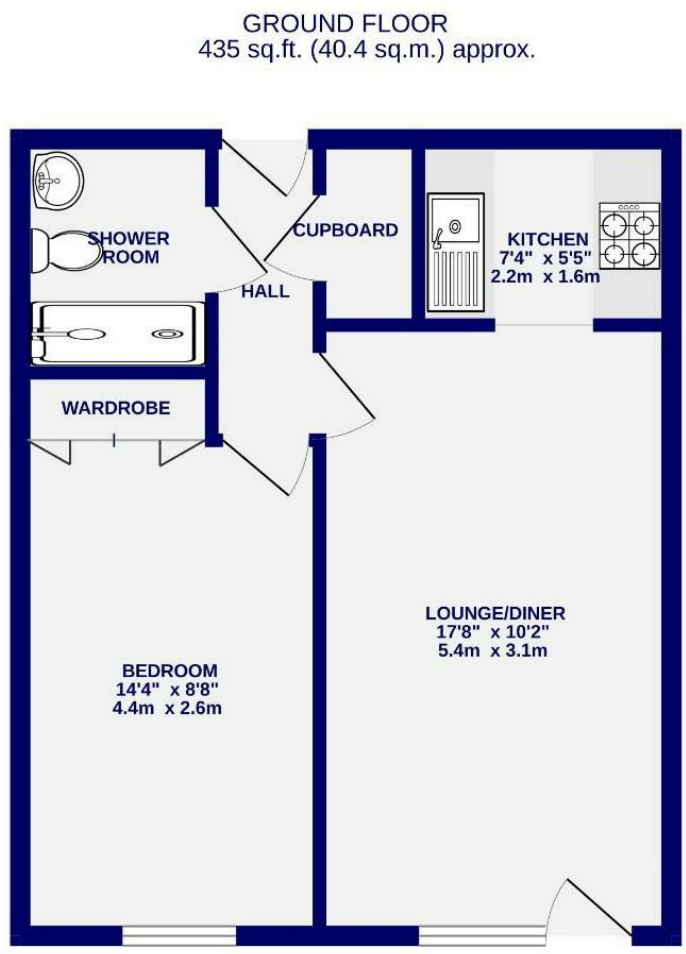


Front Street
Acomb, York
YO24 3DW

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



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£130,000

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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



















