

Fairfax Court, Acomb Road, York

Offers Over: £140,000  
Leasehold

 Reeds Rains

[reedsrains.co.uk](http://reedsrains.co.uk)

18 Fairfax Court, Acomb Road, York  
Offers Over: £140,000

\*\*NO ONWARD CHAIN \*\*GROUND FLOOR  
APARTMENT \*\*COMMUNAL FACILITIES &  
GARDENS \*\*ONE BEDROOM \*\*MODERN  
SHOWER ROOM \*\*CLOSE TO LOCAL  
AMENITIES \*\*EARLY VIEWING ADVISED  
\*\*EPC GRADE C

### Main Description

We are delighted to offer for sale this superb example of a one bedroom first floor apartment within this over 60's retirement complex. Close to local amenities and transport links. Fairfax court has an on site manager, communal gardens, communal lounge and laundry. The accommodation with double glazing comprises of entrance hall, lounge, fitted kitchen, good size bedroom and shower room. We strongly advise a viewing.

### Entrance Hall

With entrance door, good size storage cupboard and telephone entry system. Access to:

### Living Room

24'6" x 10'8" (7.47m x 3.25m)  
A bright and airy room with neutral decor and double glazed French doors to the rear, feature hearth with electric stove, covering to the ceiling, dado rail, wall mounted storage heater and doors to the kitchen.

### Kitchen

8'10" x 7'7" (2.7m x 2.3m)  
Fitted with a range of wall and base units with work surface over incorporating a stainless steel sink and drainer, tiled splash back surround, integrated electric oven, electric hob, extractor fan, covering to the ceiling, wall heater and double glazed window to the rear elevation.

### Bedroom

11'5" x 9'1" (3.48m x 2.77m)  
With double glazed window to the front elevation, built in mirror fronted wardrobe and electric wall heater.

### Bathroom

5'7" x 6'10" (1.7m x 2.08m)  
Fitted with a modern three piece suite comprising of a low level WC, a wash hand basin and walk in shower. Fully tiled walls. Electric fan heater. Extractor fan.

### Communal Area

With a communal lounge with various activities taking place throughout the week and communal laundry.

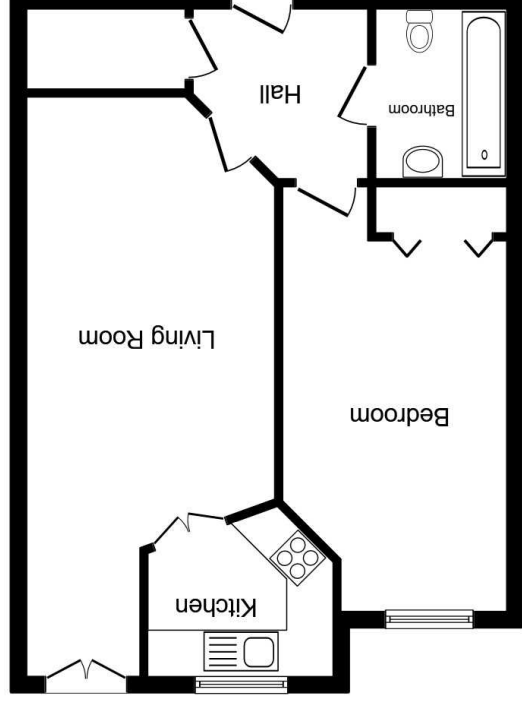
### Communal Gardens

Delightful communal gardens.

Reeds Rains Limited Registered in England at 2nd Floor, Gateway 2, Holgate Park Drive, York, YO26 4GB  
Registered Number 2568254. VAT Reg No. 842 795 983.

All Measurements are Approximate.

Laser Tape Clause  
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.  
Floorplan Clause  
Measurements are approximate. Not to Scale. For illustrative purposes only.



Floor Plan

Total floor area 52.0 sq. m. (560 sq. ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Reed Rains. Powered by [www.localagent.com](http://www.localagent.com)

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