



WISHART
ESTATE AGENTS

5 Fairfield Court
Gale Lane
Acomb
York
YO24 3EX
£145,000

- Ground floor apartment with garden
- Secure, gated development
- Large reception room with double doors
- Updated kitchen
- Double bedroom
- Modern bathroom
- Allocated parking
- Communal gardens



Situated in a gated apartment complex on the outskirts of the city centre, this modern one bedroom apartment has been updated by the current owner and offers an ideal opportunity for a first time buyer or investor, with the added benefit of allocated parking and a walled garden.

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Standing in pleasant communal gardens, this ground floor residence is accessed via a well maintained communal entrance hall and is situated to the rear of the building.

The front entrance door leads into a long central hallway with recently replaced laminate flooring which continues through to the lounge/ diner and bedroom. A hall cupboard provides useful storage and houses the water tank.

The updated kitchen is extensively fitted with a range of timber effect wall and base units, including glass fronted display cabinets. An electric oven and recently replaced hob is fitted with an extractor fan above. Space is provided for an under counter washing machine and dishwasher and for a full-length fridge freezer, which the current owner is willing to leave if required. A stainless steel sink unit and drainer is situated to the contrasting worktop with mosaic tiled splash backs also fitted.

The lounge diner is a spacious room with ample space provided for a range of reception furniture. French doors open out onto the private walled garden and fill the room with light.

The bedroom is a good sized double with a window overlooking the rear garden. There is ample space for a range of bedroom furniture.

The recently replaced bathroom is fitted with a modern white suite comprising; a P shaped jacuzzi bath with shower over, a hand basin set on a vanity unit with storage and a low-level WC. The walls are part tiled with modern grey tiling and the floor is fitted with stone effect tiling, together giving the room a stylish finish. A modern, heated towel rail is also fitted.

The stand out feature to this attractive apartment is the lawned, walled garden; providing a pleasant place to sit out and opening up the reception area in the warmer months.

Lease Information-

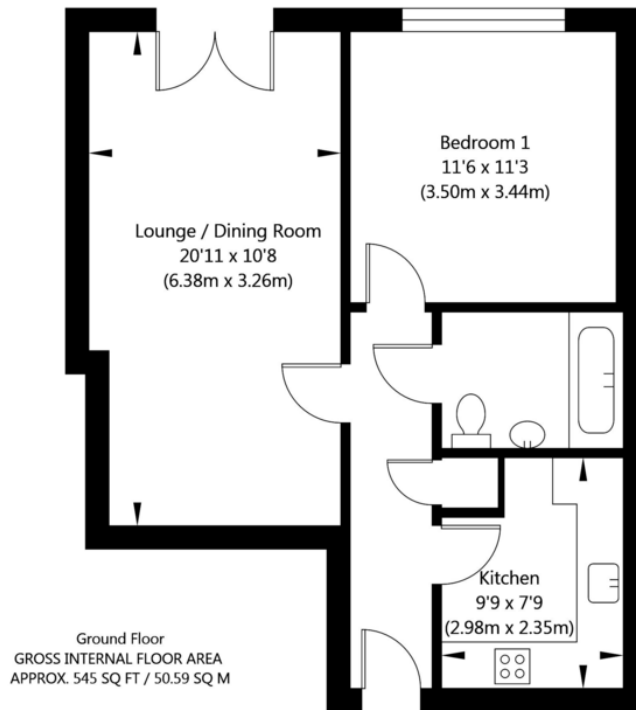
Remaining years on the lease- 984

Annual ground rent- £153.84

Annual Service Charge- £1023.62

Annual Buildings Insurance- £522.10





NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 545 SQ FT / 50.59 SQ M
 All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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COUNCIL TAX BAND

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TENURE

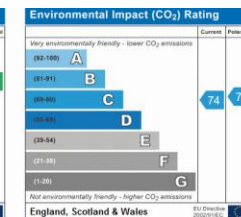
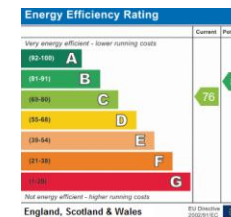
Leasehold

LOCAL AUTHORITY

York City Council

DIRECTIONS

Travelling south along Tadcaster Road, away from the city centre, take the right hand turn straight after the petrol station and Cross Keys pub, onto St Helen's Road. Continue on this road over the railway bridge and passing Lidl supermarket on your right hand side. At the mini roundabout continue straight over onto Gale Lane and the apartment block can be seen on the corner, on your left hand side.



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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