



York Manor, Three Tuns Lane,  
Formby, L37 4FB

£200,000

SM

STEPHANIE MACNAB  
ESTATE AGENT

Welcome to YORK MANOR, nestled in the heart of the village with the convenience of Waitrose and Marks & Spencer just steps away from your door. This GROUND-FLOOR APARTMENT offers a PRIME LOCATION and a host of desirable features.

As you enter, you'll be greeted by an inviting ENTRANCE HALL with built-in storage, providing practicality and space optimisation. The FRONT-FACING LOUNGE/DINING AREA is bathed in natural light, thanks to its sunny WEST-FACING ASPECT, creating a warm and welcoming atmosphere.

Adjacent to the living space, you'll find a MODERN KITCHEN equipped with all the essentials. The apartment boasts TWO COMFORTABLE BEDROOMS and SHOWER ROOM.

This apartment has been thoughtfully maintained, featuring neutral decor throughout and benefiting from the recent installation of NEW ELECTRIC STORAGE HEATERS, enhancing comfort and energy efficiency.

The communal areas of York Manor are well maintained, ensuring a pleasant environment for all residents. Additionally, the presence of a RESIDENT HOUSE MANAGER provides peace of mind, offering assistance whenever needed.

Leasehold 125 years from 01/01/1990

Ground rent £135 pa

Service charge £981.57 quarterly

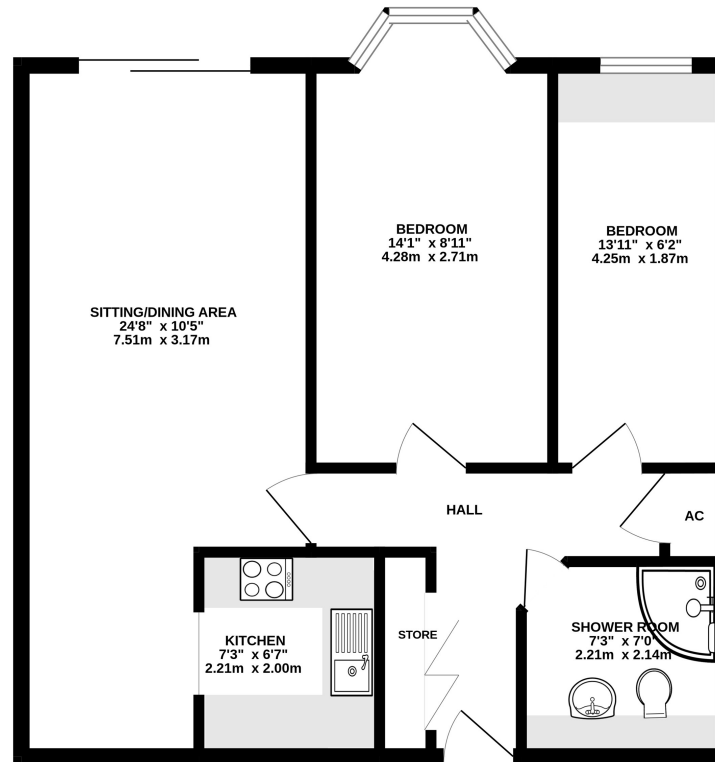
Buildings Insurance £370.94 pa

NO ONWARD CHAIN - call to view.





GROUND FLOOR  
632 sq.ft. (58.7 sq.m.) approx.



TOTAL FLOOR AREA : 632 sq.ft. (58.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	75	78
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	