



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

£195,000

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 FIRST-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 BALCONY, 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 BATHROOM.

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

Leasehold 125 years from 01/01/1990

Ground rent £135 pa

Service charge £981.57 quarterly

Buildings Insurance £370.94 pa

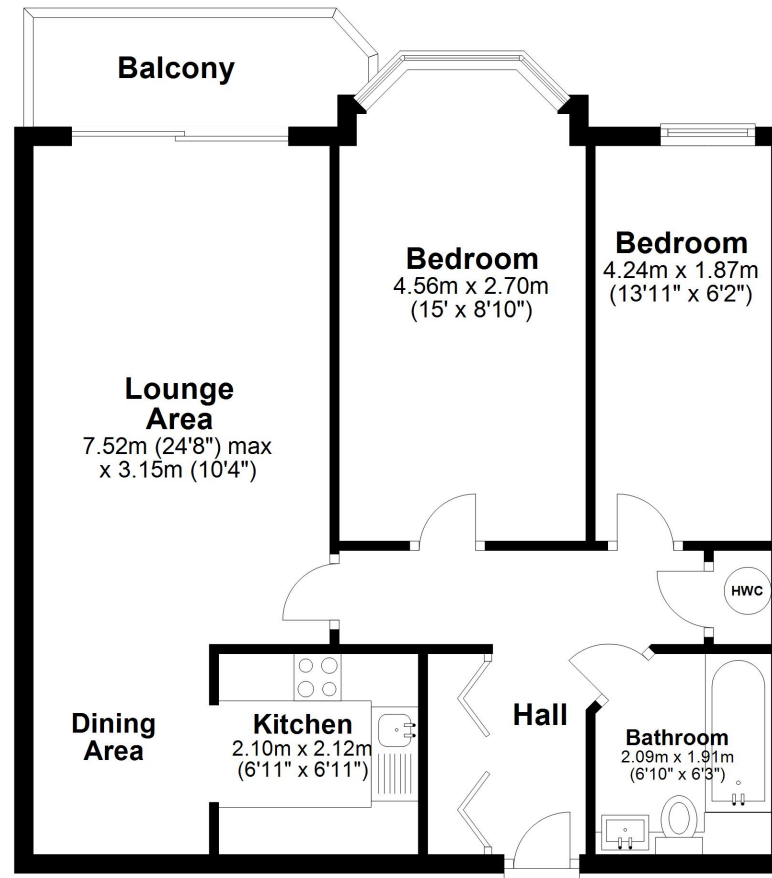
NO ONWARD CHAIN - call to view.





Ground Floor

Approx. 60.1 sq. metres (646.4 sq. feet)



Total area: approx. 60.1 sq. metres (646.4 sq. feet)

Plan produced using PlanUp.

