



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

£210,000

SM

STEPHANIE MACNAB
ESTATE AGENT

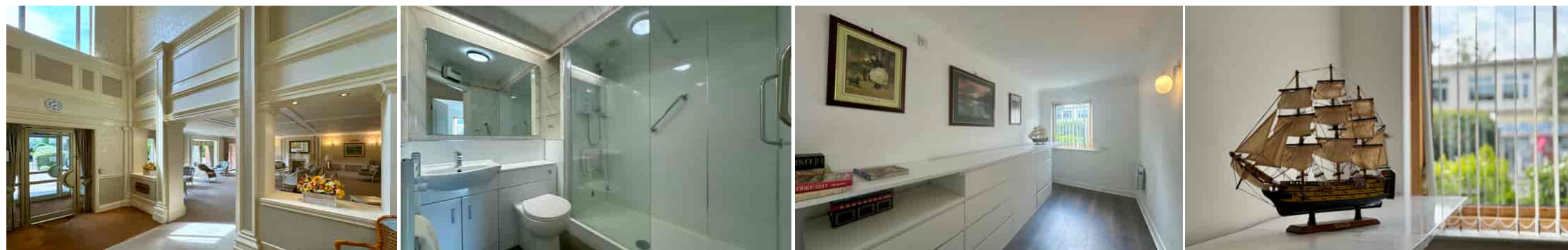
Welcome to YORK MANOR — a desirable development in the very heart of the village, with the convenience of Waitrose and Marks & Spencer only a short stroll away. This GROUND-FLOOR APARTMENT enjoys a PRIME LOCATION combined with stylish, move-in ready interiors.

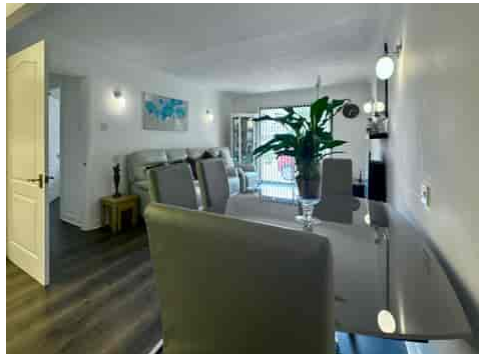
The property has been comprehensively refurbished by the current owners. At its heart is a superb OPEN-PLAN LIVING/DINING/KITCHEN, cleverly reconfigured to maximise light and space. The kitchen, fitted by Acorn Kitchens of Formby, offers sleek cabinetry, integrated BOSCH APPLIANCES, and a contemporary finish. The LOUNGE and DINING AREA benefit from a WEST-FACING ASPECT, making this a bright and welcoming everyday living space.

There are TWO BEDROOMS, the principal featuring FITTED WARDROBES and a bay window. The modern SHOWER ROOM provides a practical and accessible layout, while the ENTRANCE HALL offers mirrored storage and an excellent sense of arrival. Throughout, the property has been redecorated with new flooring, making this a genuine TURNKEY OPPORTUNITY.

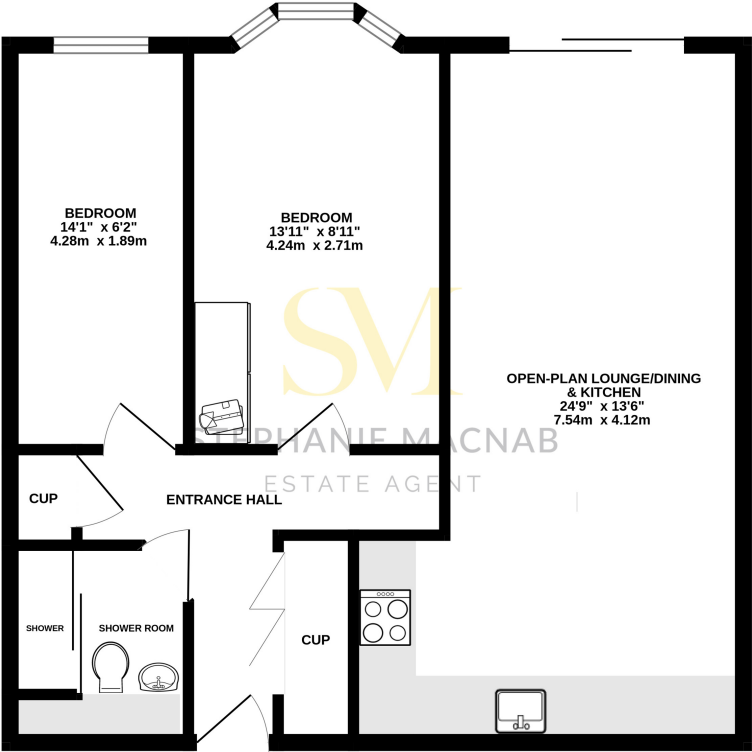
Residents of York Manor benefit from WELL-MAINTAINED COMMUNAL AREAS and the reassurance of a dedicated HOUSE MANAGER. With NO ONWARD CHAIN, this apartment is ideal for those seeking convenience, comfort, and community at the heart of village life.

Leasehold Information • Lease: 125 years from 01/01/1990 • Ground Rent: £135 per annum • Service Charge: £981.57 per quarter • Buildings Insurance: £370.94 per annum





GROUND FLOOR
620 sq.ft. (57.6 sq.m.) approx.



TOTAL FLOOR AREA : 620 sq.ft. (57.6 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.
Made with Metropix 10/2025

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	73	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

