



York Manor, Formby,
L37 4FB

**OFFERS OVER
£190,000**

SM
STEPHANIE MACNAB
ESTATE AGENT

Welcome to YORK MANOR, a highly sought-after retirement development in the very heart of Formby village, just moments from Waitrose, M&S and all local amenities.

This FIRST-FLOOR TWO-BEDROOM APARTMENT enjoys a BALCONY overlooking the beautifully maintained communal gardens.

The apartment is well laid out, with an inviting ENTRANCE HALL complete with mirrored storage cupboards. The bright and spacious LOUNGE/DINING ROOM is enhanced by a feature fireplace and direct access onto the private balcony – ideal for enjoying the morning sun.

There is a separate KITCHEN, which is clean and functional but would now benefit from modernisation, offering scope for a buyer to add their own stamp.

There are TWO BEDROOMS, both with fitted storage, and a MODERN SHOWER ROOM with walk-in enclosure, wash basin and WC. Electric heating, neutral decor, and fitted carpets run throughout.

The communal areas of York Manor are immaculately presented and the development benefits from a HOUSE MANAGER, residents' lounge, laundry room and lift to all floors. There is also a secure entry system and a residents' parking area (subject to availability via waiting list).

Key Facts:

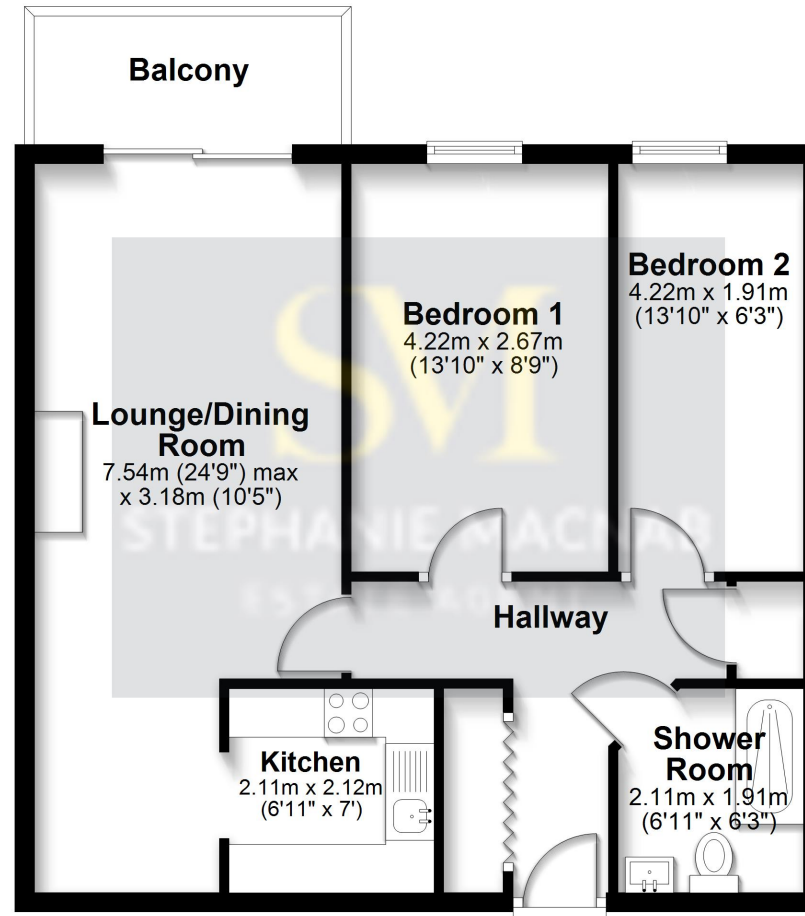
- Leasehold: 125 years from 01/01/1990
- Ground Rent: £135 per annum
- Service Charge: £981.57 per quarter (includes water)
- Buildings Insurance: £370.94 per annum
- Resident House Manager & 24hr emergency system
- No onward chain





Top Floor Apartment

Approx. 60.0 sq. metres (645.6 sq. feet)



Total area: approx. 60.0 sq. metres (645.6 sq. feet)

This floorplan is for illustrative purposes only and is not to scale.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	77	78
(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

