

Manor Lodge, 22 Old
Town Lane, Formby,
L37 3HP

£100,000

SM

STEPHANIE MACNAB
ESTATE AGENT

Welcome to this GROUND FLOOR APARTMENT, conveniently situated just off Old Town Lane with NO ONWARD CHAIN, offering a hassle-free move-in experience.

Positioned within a well-maintained development, each featuring its own front door for added privacy and convenience.

Upon entering, you're greeted by a welcoming LOUNGE overlooking the front aspect, providing a cosy retreat. The DINING KITCHEN is a practical space with a back door to the rear gardens.

The apartment comprises TWO BEDROOMS and a BATHROOM to meet your daily needs.

Outside, the COMMUNAL GARDENS are meticulously kept. PARKING facilities ensure convenience for all residents.

NOTEWORTHY it is a SHARED OWNERSHIP SCHEME with Jigsaw Homes, catering specifically to those over 60 years old, offering a favourable 75/25 ownership split.

The LEASE TERM is 99 years from 01/01/1991, which can be extended through negotiation with Jigsaw Homes.

SERVICE CHARGE of £122.40 per month (subject to variation) covers communal maintenance expenses.

For added financial ease, there are NO GROUND RENT FEES or rent on the residual 25%.

Prospective buyers will need to register for shared ownership with Help to Buy North West, ensuring accessibility to this fantastic opportunity.

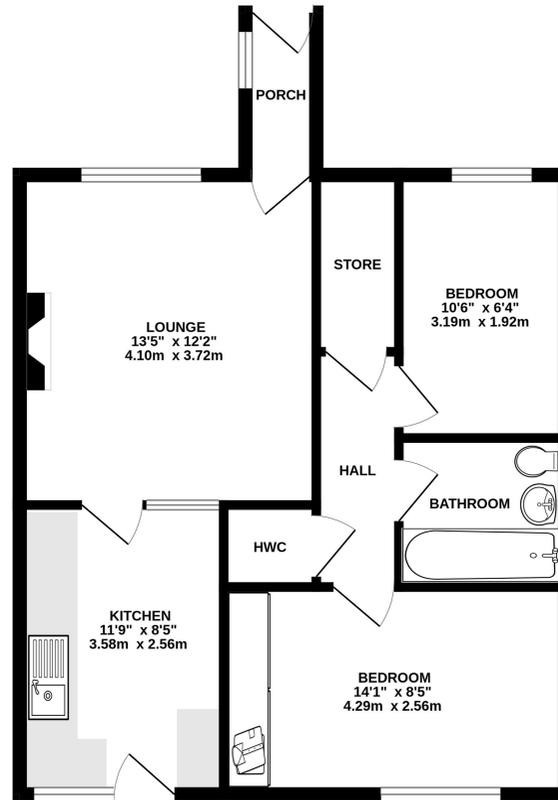
Council tax for the property falls under Band B, with a potential sole occupancy discount, offering further savings.

For more information or to arrange a viewing, please contact us at

01704 516 626 . Don't forget to follow us on Facebook and Instagram for the latest updates and property listings.



GROUND FLOOR



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+)	A		
(81-91)	B		
(69-80)	C	69	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	