



York Manor, Formby,
L37 4FB

£190,000

SM

STEPHANIE MACNAB
ESTATE AGENT

Set within the ever-popular York Manor, this well-presented GROUND-FLOOR APARTMENT enjoys a superb position right in the heart of the village, with Waitrose and Marks & Spencer literally moments away. The location offers exceptional convenience for day-to-day living while remaining part of a well-managed and established development.

The apartment is accessed via a welcoming entrance hall, which incorporates USEFUL BUILT-IN STORAGE and sets a practical tone on arrival. To the front of the property is a bright and comfortable LOUNGE/DINING ROOM, benefitting from a WEST-FACING ASPECT that allows natural light to flood the space throughout the afternoon and early evening.

Adjoining the living area is a CONTEMPORARY FITTED KITCHEN, neatly arranged and well equipped for everyday use. The accommodation is completed by TWO WELL-PROPORTIONED BEDROOMS and a MODERN SHOWER ROOM, making the layout both efficient and easy to live with.

The apartment has been CAREFULLY MAINTAINED and is presented in neutral tones throughout. Recent improvements include the installation of NEW ELECTRIC STORAGE HEATERS, enhancing both comfort and energy efficiency. Residents of York Manor also benefit from WELL-KEPT COMMUNAL AREAS and the reassurance of an on-site HOUSE MANAGER.

Offered on a LEASEHOLD BASIS (125 years from 01/01/1990), with NO ONWARD CHAIN, this is an excellent opportunity for buyers seeking a centrally located, low-maintenance home.

Ground Rent: £135 per annum

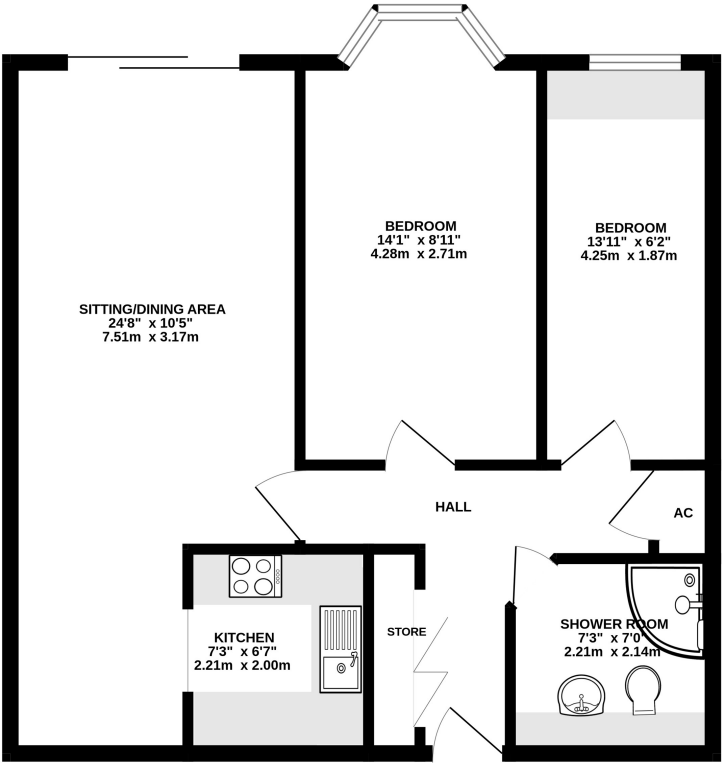
Service Charge: £403.13 per calendar month

Buildings Insurance: £254 per annum





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
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	70	77
(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	