



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

£135,000

SM

STEPHANIE MACNAB  
ESTATE AGENT



This GROUND FLOOR apartment offers an excellent opportunity for those looking for a home that's ready to move straight into.

Set just off Old Town Lane, the development is arranged across two blocks, each apartment benefiting from its own private front door – creating a real sense of independence.

The accommodation includes an entrance hall, a comfortable LOUNGE overlooking the front aspect, and an open connection into the DINING KITCHEN, which in turn has DIRECT ACCESS to the REAR GARDEN. There are TWO BEDROOMS and a bathroom completing the layout.

Externally, the communal gardens are beautifully maintained, and there is RESIDENTS' PARKING available.

This home is offered as part of a SHARED OWNERSHIP SCHEME with Jigsaw Homes on a 75/25 basis for the over 60s, making it an affordable way to secure a property in this popular location.

Lease terms: 99 years from 06/08/1993 (extension available via negotiation with Jigsaw Homes).

Service charge: £88.03 pcm (variable).

Ground rent: £0.

Rent on residual 25%: £0.

Applicants will need to register for shared ownership with Help to Buy North West ([www.helptobuyagent1.org.uk](http://www.helptobuyagent1.org.uk)).

Council Tax: Band B – £1,910.46 pa (sole occupancy discount £1,140 pa).

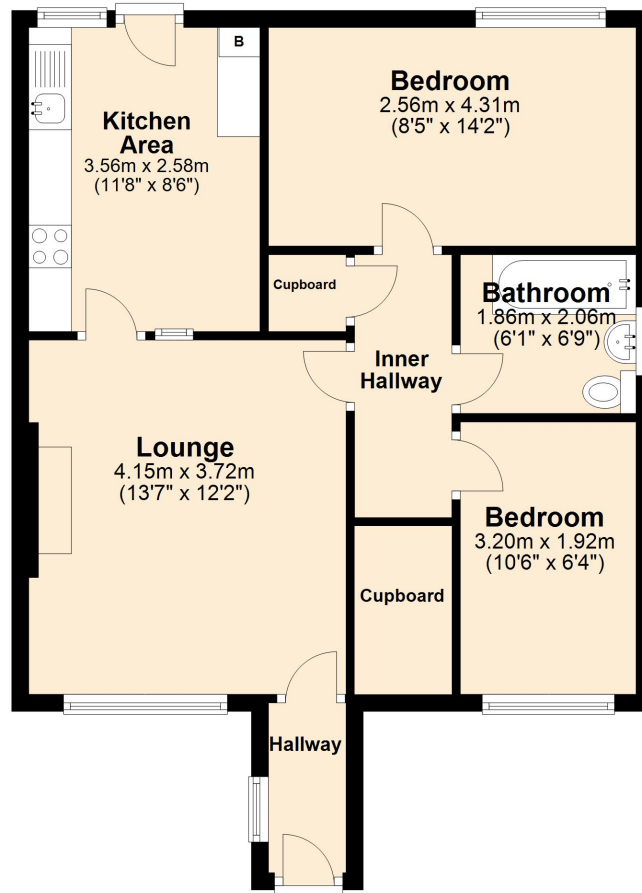
NO ONWARD CHAIN – CALL TO VIEW on 01704 516 626. Follow us on Facebook and Instagram for updates.





## Ground Floor

Approx. 56.1 sq. metres (603.7 sq. feet)



Total area: approx. 56.1 sq. metres (603.7 sq. feet)

Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



