



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

£205,000

SM

STEPHANIE MACNAB  
ESTATE AGENT

Welcome to York Manor — a sought-after development in the very heart of the village, perfectly placed with Waitrose and Marks & Spencer just a short stroll away. This FIRST-FLOOR APARTMENT combines a highly convenient location with well-presented interiors, making it an appealing choice for those seeking a relaxed, low-maintenance lifestyle.

The property has been updated by the current owners to create a comfortable and inviting home. The LOUNGE is a bright and welcoming space, with sliding doors opening onto a private BALCONY, while the adjoining DINING AREA is enhanced by a window — a rare feature that brings in extra light. The recently fitted KITCHEN is finished in a smart contemporary style, with sleek units and integrated appliances.

There are TWO BEDROOMS, and a modern SHOWER ROOM designed for practicality and ease of use. The ENTRANCE HALL provides a warm welcome with mirrored cupboards, giving both storage and a real sense of arrival. Fresh décor and updated flooring throughout add to the turnkey appeal.

Residents at York Manor enjoy WELL-MAINTAINED COMMUNAL AREAS, landscaped gardens, and the reassurance of a dedicated HOUSE MANAGER. Offered with NO ONWARD CHAIN, this apartment represents an excellent opportunity to secure a home that blends convenience, comfort, and community — right at the heart of the village.

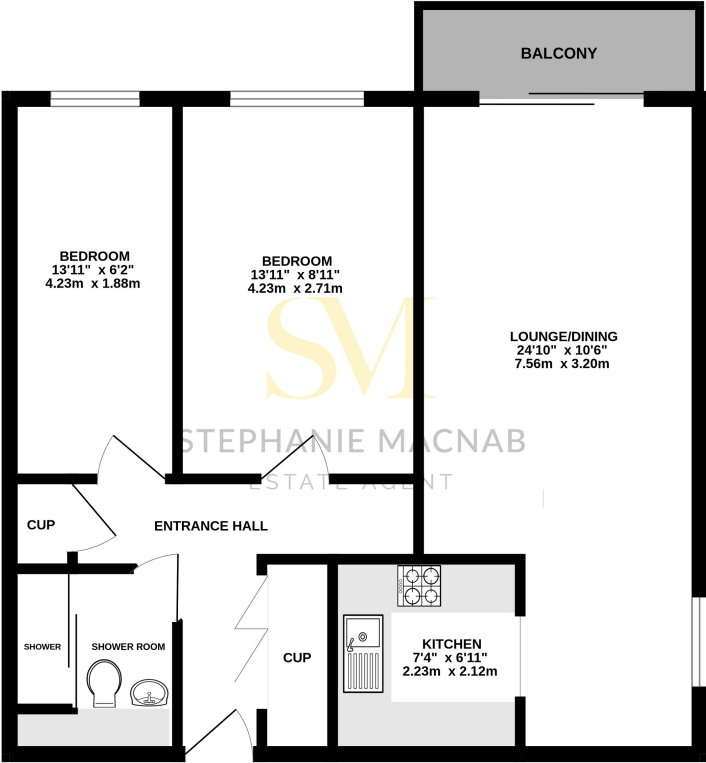
Leasehold Information • Lease: 125 years from 01/01/1990 • Ground Rent: £135 per annum • Service Charge: £981.57 per quarter • Buildings Insurance: £370.94 per annum.







FIRST FLOOR  
615 sq.ft. (57.1 sq.m.) approx.



TOTAL FLOOR AREA : 615 sq.ft. (57.1 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	76	81
(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	



