



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

£110,000

SM

STEPHANIE MACNAB
ESTATE AGENT

The apartment is positioned on the FIRST FLOOR, and there is NO ONWARD CHAIN.

The development is located just off Old Town Lane, and the apartments are arranged over two blocks, all with their own front door.

The front door leads to the staircase and the hallway. The lounge overlooks the front aspect, and there is an opening into the dining kitchen. There are TWO bedrooms and a BATHROOM.

Outside, the communal gardens are maintained to an excellent standard, and there is PARKING.

Points of interest - shared ownership scheme with Jigsaw Homes on a 75/25 basis for over 60's.

Lease terms - 99 years from 14/08/1991. This can be extended by negotiation with Jigsaw Homes.

Service charge - £122.40 pcm at the time of publication. NB this amount can vary.

Ground rent - £0 Rent on residual 25% - £0

A purchaser will need to register for shared ownership with Help to Buy North West. www.helptobuyagent1.org.uk

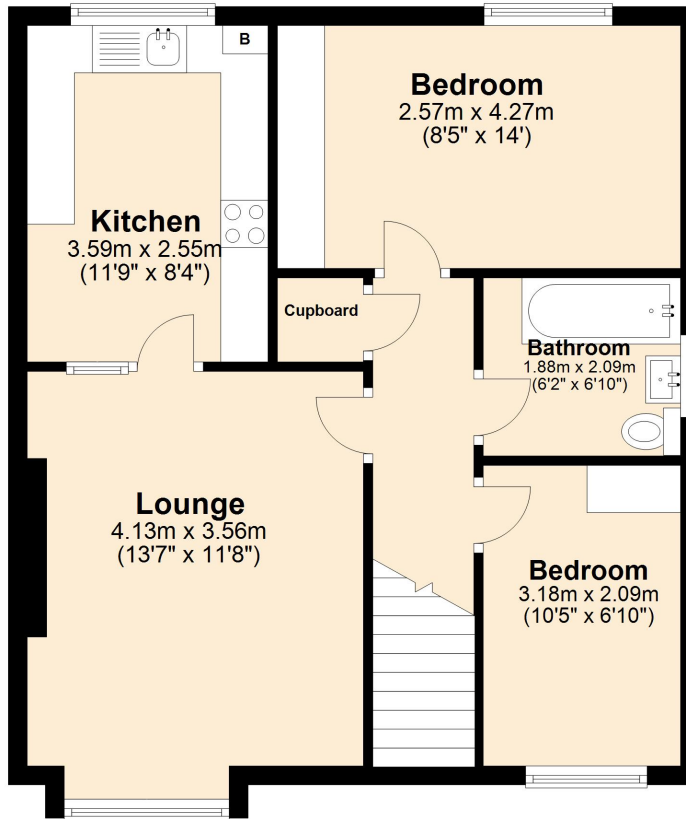
Council tax - Band B £1,522 pa (£1,140 pa sole occupancy discount)

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Ground Floor

Approx. 54.9 sq. metres (590.6 sq. feet)



Total area: approx. 54.9 sq. metres (590.6 sq. feet)

Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C	74	75
(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