

### LOCATION

Stamford Bridge offers a good range of facilities and amenities including doctors, dentist, shops, cafés, public houses, library, sports club and post office. A greater variety is available in the City of York approximately 7 miles away which can be easily reached by the regular local bus service.



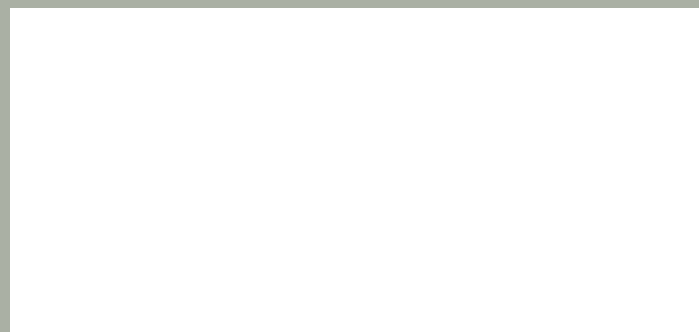
Flat 12, Manor Court,  
Stamford Bridge YO41 1AJ  
Chain Free £89,950

### TRAVEL



### APPROX

Distance by (Car)



Chartered Surveyors

Estate Agents

Lettings Agents &

Auctioneers

8 The Square, Stamford Bridge, York, YO41 1AF

01759 373709

sb@clubleys.com

www.clubleys.com



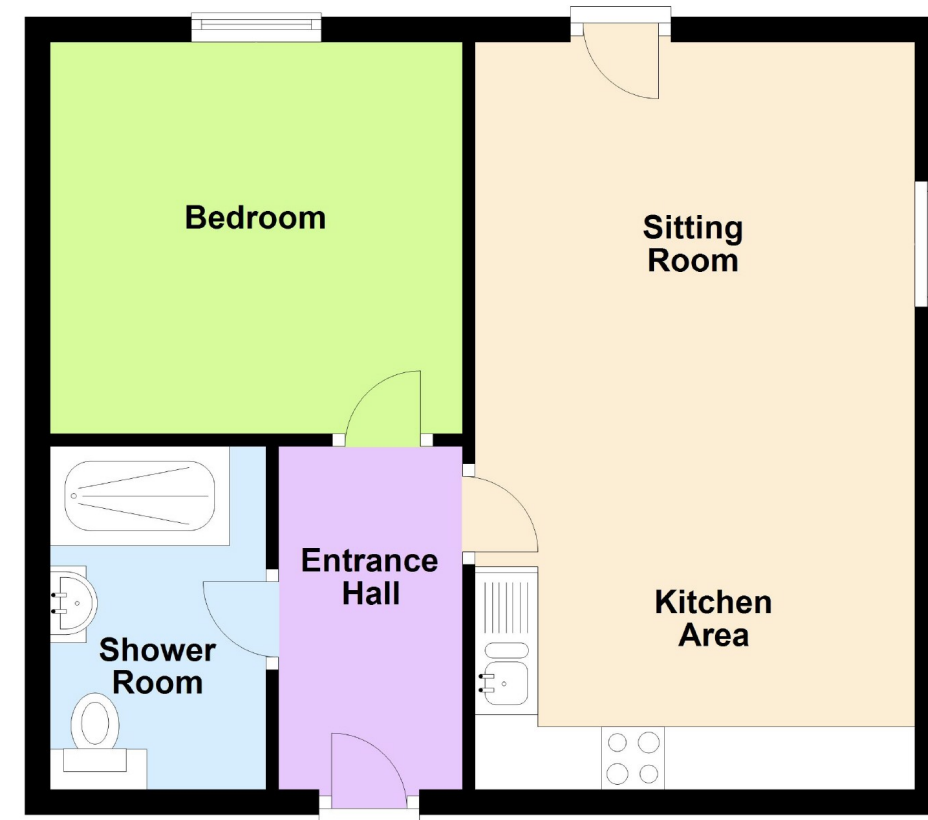
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## Ground Floor



Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

We're pleased to offer this spacious ground floor one bedroom retirement apartment for the over 60's with warden on site and communal facilities including a residents lounge, conservatory, dining service and laundry room within the Manor Court Development.

THE ACCOMMODATION COMPRISES; entrance hall, open plan living area, bedroom and recently fitted shower room. Gas fired central heating and Upvc double glazed. Ample off street parking. Communal gardens.

Please note that there is a service charge of £150 every month (this fee may change) which covers heating, water, electric, buildings insurance and external maintenance. Additional charge of Approx £41.00 per month is applicable (this fee may change).

## ROOM MEASUREMENTS

|                        |                              |
|------------------------|------------------------------|
| ENTRANCE HALL          | 2.73m x 1.47m                |
| SITTING ROOM / KITCHEN | 5.91m x 3.52m                |
| BEDROOM ONE            | 3.13m x 2.76m +<br>wardrobes |
| SHOWER ROOM            | 2.71m x 1.75m                |

### AGENTS NOTE

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property.

### VIEWING

By appointment with the agent.

### OPENING HOURS

9 am to 5:30 pm Monday to Friday &  
9 am - 3 pm Saturday.

### PROPERTY VALUATION/SURVEY

Should you be purchasing a property through another agent, we offer a full range of survey reports comprising Homebuyer's Reports, Building Surveys and reports on structural defects, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or email [mortvals@dial.pipex.com](mailto:mortvals@dial.pipex.com).

### FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our valuers to call.

### MORTGAGES

We are keen to stress the importance of seeking the importance of seeking professional mortgage advice and would recommend that an

appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Adviser, by phoning her on 07540 536892 email [Faye@holmefieldsolutions.co.uk](mailto:Faye@holmefieldsolutions.co.uk) or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd which is authorised and regulated by the Financial Services Authority