



RM  
English

**7 Manor Court, Buttercrambe Road, Stamford Bridge, YO41 1AJ**



• No Onward Chain • Ground floor retirement flat • Walking distance to local amenities • Communal facilities • Communal gardens • Open plan kitchen/living area • Double bedroom • Bathroom • Council Tax band = A • EPC = C

## Guide Price £80,000

Located within a well-maintained and welcoming retirement community, this ground floor one-bedroom apartment offers comfortable, secure and independent living for those aged 60 and over.

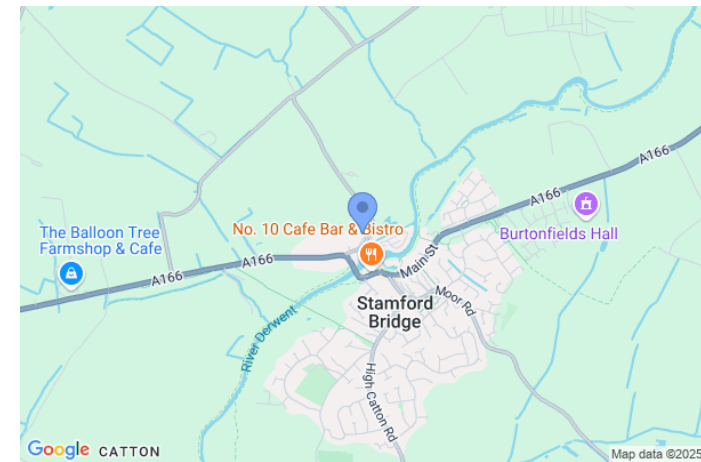
The property features an entrance hall, bright and spacious open-plan kitchen and living area, double bedroom and a bathroom comprising a bath, separate shower, w.c and basin with built-in storage.

Residents benefit from a range of on-site facilities including care and support services, communal lounges and gardens, as well as social areas designed to encourage community and well-being.

With easy access to local amenities and public transport, this apartment combines privacy, comfort and peace of mind, making it an ideal choice for those looking to enjoy their retirement in a supportive and friendly environment.

The monthly service charge is currently £170 and covers; heating, water, electricity, buildings insurance and external maintenance.

There is plenty of off street parking available at the development.





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>		
(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		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	EU Directive 2002/91/EC

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Reference: 2179

Environmental Impact (CO <sub>2</sub> ) Ra		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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Viewing strictly by appointment

Tenure Leasehold

Council Tax Band A

Local Authority East Riding of Yorkshire Council

Services All mains services



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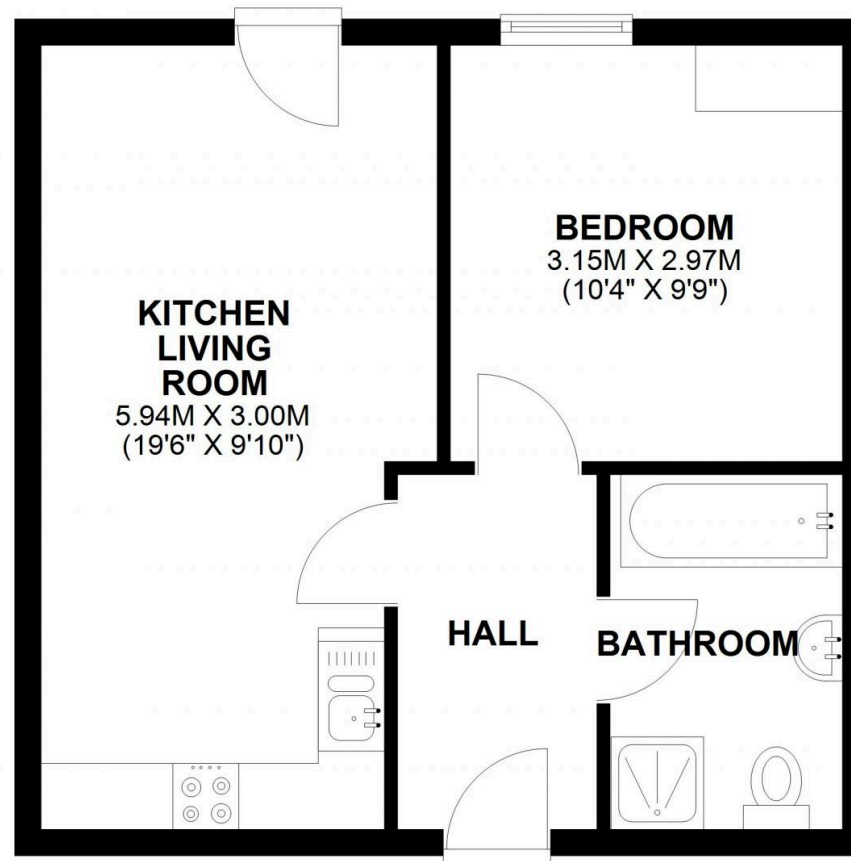


Offices in **York, Pocklington and Market Weighton**

**R M English Ltd, 2 Railway Street, Pocklington, YO42 2QZ Tel: 01759 303202**

## GROUND FLOOR

APPROX. 36.1 SQ. METRES (388.1 SQ. FEET)



TOTAL AREA: APPROX. 36.1 SQ. METRES (388.1 SQ. FEET)

## 7 MANOR COURT

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