



KAREN PARKS
SALES & LETTINGS



14 York Manor Three Tuns Lane, Liverpool, L37 4FB
£208,000

Karen Parks Sales and Lettings are delighted to bring to market this modern, two bedroom ground floor retirement apartment situated in the much sought after York Manor, which is an over 60's complex. The apartment briefly comprises of: hallway, lounge-diner, modern kitchen, two bedrooms and a shower room. It benefits from a sunny patio leading out from the lounge. York Manor offers amenities on sight such as two communal lounges, a laundry room and beautifully kept communal gardens. The apartment is situated just a short stroll into Formby village with all it's shops, hairdressers, cafes and bus stop for easy commuting.

ACCOMMODATION

Hallway



The hallway has mirrored sliding storage cupboards providing space for coats and shoes and there is also a larger storage cupboard with shelving and a water tank.

Lounge-Diner 24'8" x 9'10" (7.53 x 3.00)



The lounge-diner is an excellent size and has sliding patio doors opening out onto a patio area allowing plenty of light to flow in. There is an electric feature fireplace as a focal point to the room and one electric heater.

Kitchen 6'6" x 6'6" (2.0 x 2.0)



The modern kitchen has a range of wall and base units providing storage for the kitchen and finished with under counter lighting. There is a sink, integrated fridge-freezer, oven, hob and extractor fan.

Bedroom 1 13'11" x 8'10" (4.25 x 2.70)



The master bedroom has wardrobes providing storage for the room, an electric heater and a double glazed window.

Bedroom 2 13'1" x 6'6" (4.0 x 2.0)



The second bedroom has a double glazed window looking out onto gardens and one electric heater.

Shower Room 6'6" x 6'6" (2.0 x 2.0)



The shower room has a WC, hand wash basin with cupboard below, shower cubicle with electric shower and towel radiator.

Patio



Leading out from a sliding patio door is a paved, South facing private patio which is the perfect space to sit out and enjoy the afternoon sun.

Communal Lounge and Laundry



There is a large and beautifully decorated communal lounge where residents can join in with a variety of activities or have a social coffee and a chat with other residents. There is also a second smaller communal sitting area looking out over the gardens.

Outside

Communal Gardens



The communal gardens surrounding the building are excellently maintained and is a great space for residents to sit and enjoy the summer months.

Important Information

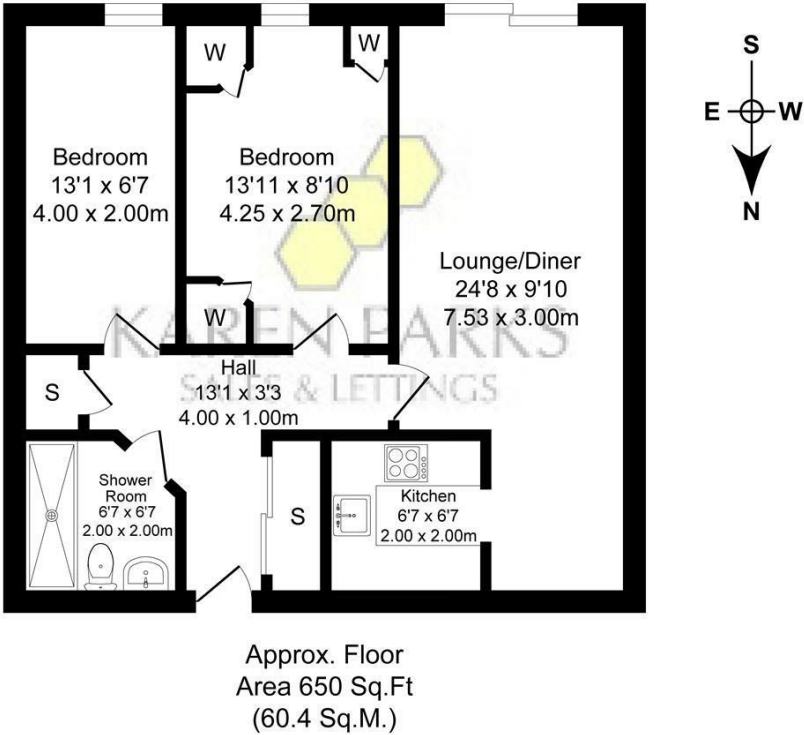
We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc, you must satisfy yourself that they operate correctly. Room sizes are approximate, they are taken in imperial and converted to metric, do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title, we cannot guarantee boundaries or rights of way, you must take the advice of your legal

representative. 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.

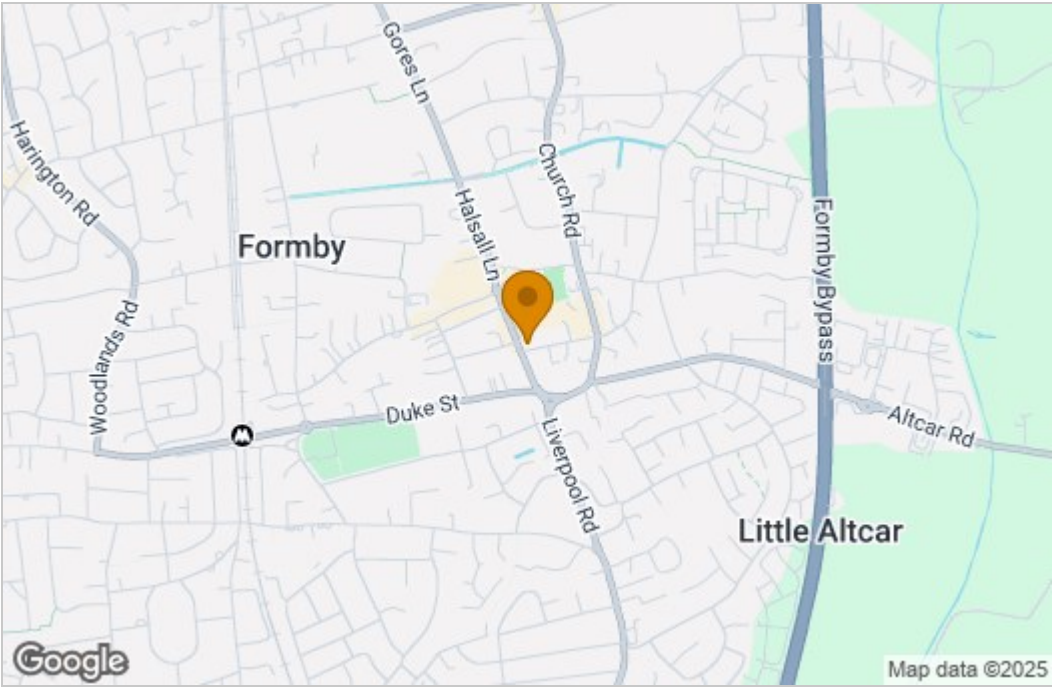
Floor Plan

York Manor
Total Approx. Floor Area 650 Sq.ft. (60.4 Sq.M.)

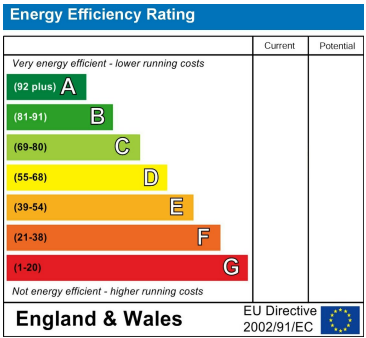
Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Area Map



Energy Efficiency Graph



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