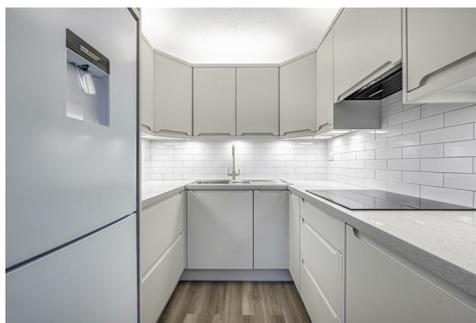


KAREN PARKS
SALES & LETTINGS



9 York Manor, Three Tuns Lane, Liverpool, L37 4FB
Offers Over £215,000

Karen Parks Sales and Lettings are delighted to bring to market this immaculately presented and modernised two bedroom, ground floor turn-key retirement apartment situated in the much sought after York Manor development. The apartment has undergone a number of works including a new kitchen and bathroom, it has been beautifully decorated, new double glazed windows, modern electric heaters, a new smaller water heater which maximises storage within the cupboard and an excellent size porcelain tile patio. The apartment is situated to the rear of the building making the outlook from the lounge and patio area extremely private. There are two communal lounges for residents to enjoy where events and activities take place and a laundry room situated on the first floor. The apartment briefly comprises of: hallway with two storage cupboards, a lounge-diner leading into the modern kitchen, two good sized bedrooms with fitted wardrobes to the master and a stylish shower room. The property is offered for sale WITH NO ONWARD CHAIN.

ACCOMMODATION

Communal Hall

Communal entrance accessed via secure telephone and video entry system, with stairs and a lift up to the first floor.

Hallway



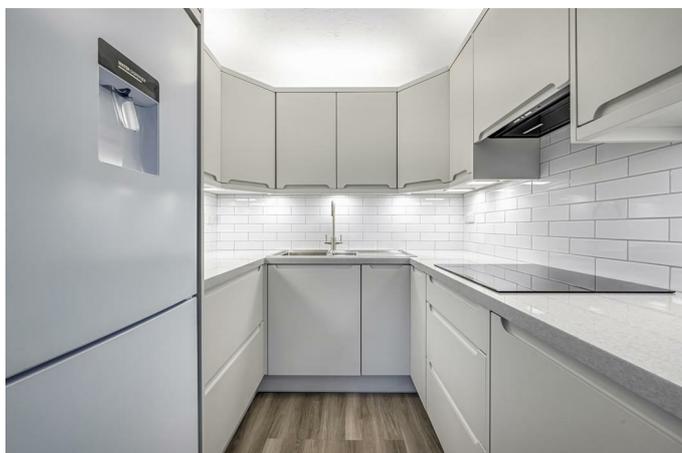
The hallway has a row of fitted mirrored cupboards providing plenty of storage for shoes and coats etc and an additional cupboard with a newly fitted smaller water tank.

Lounge-Diner 24'10" x 10'6" (7.57 x 3.21)



The lounge-diner is a lovely bright space with sliding patio doors opening out onto the patio and there is also an additional double glazed window to the side of the room allowing extra light to flow in, which very few apartments at York Manor benefit from. There is one electric heater and a feature electric fireplace as a focal point to the room.

Kitchen 6'11" x 6'11" (2.12 x 2.12)



The newly fitted kitchen is immaculate and has a range of wall and base units providing storage, a sink, integrated electric hob and space for a fridge-freezer.

Bedroom 1 14'0" x 8'11" (4.28 x 2.73)



The master bedroom is an excellent sized double bedroom with grey fitted wardrobes for storage and a dressing table with drawers, a double glazed window and an electric heater.

Bedroom 2 14'0" x 6'2" (4.28 x 1.90)



The second bedroom has a double glazed window and an electric heater.

Shower Room 8'6" x 6'3" (2.60 x 1.92)



The modern shower room has a large walk in shower with electric shower, WC, hand wash basin with a vanity unit below and a heated towel rail.

Patio



Leading out from the sliding doors is a large porcelain

tile patio which is the perfect space to enjoy some alfresco dining or a coffee in the sun, with space for a table and chairs. The apartment is situated to the rear of the building making it a private space to sit out.

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, which would be a lovely space to sit and read. There are both stairs and a lift with access up to the first floor where the laundry room.

Outside

Communal Gardens



Surrounding the building to the front and rear are beautifully maintained sunny gardens which residents can sit out and enjoy during 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

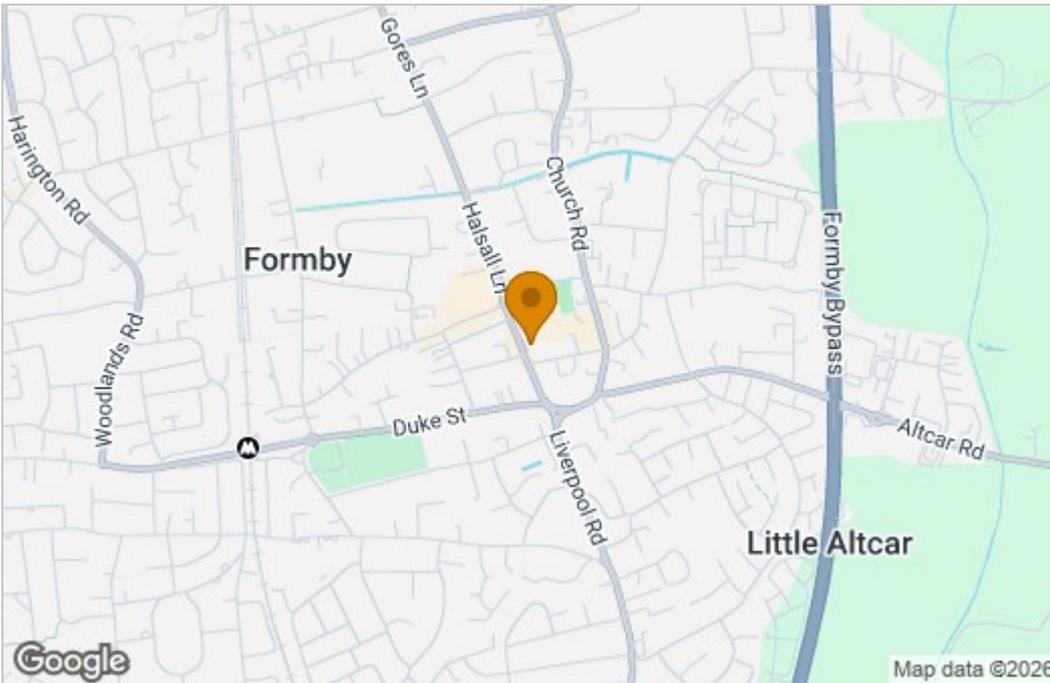
Total Approx. Floor Area 670 Sq.ft. (62.2 Sq.M.)

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.

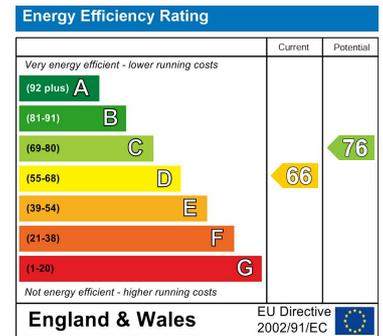


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Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.