

CLUBLEYS



Flat 12, Manor Court,  
Stamford Bridge, YO41 1AJ  
£90,000



## ABOUT THE PROPERTY

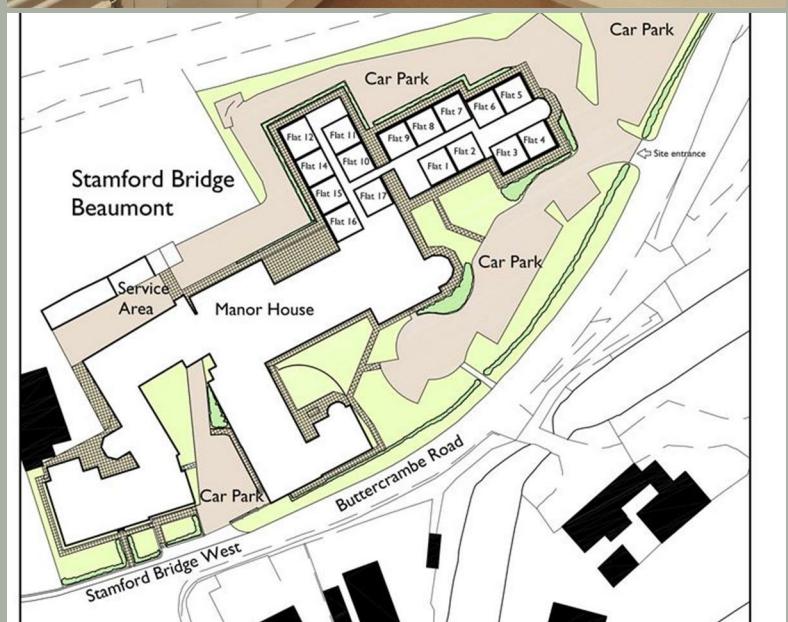
We are delighted to present this beautifully refurbished ground-floor one-bedroom retirement flat, exclusively for those aged 60 and over. Situated within the Manor Court Development, this home is larger than the average flat in the development and is ready to move straight into, having been completely redecorated throughout with brand-new carpets.

Residents benefit from on-site support and excellent communal facilities, including a conservatory and laundry room. The flat features an entrance hall, a spacious open-plan living area, a comfortable bedroom, and a recently updated shower room. It also has gas central heating, UPVC double glazing, ample off-street parking, and access to well-maintained communal gardens.

A monthly service charge of £170 (subject to change) covers heating, water, electricity, buildings insurance, and external maintenance.

This modern and welcoming home is ready for immediate occupancy—contact us today to arrange a viewing!





**THE ACCOMMODATION COMPRISES:-****ENTRANCE HALL**

2.73 x 1.47 (8'11" x 4'9")

Entrance door, intercom system, carpet flooring, central heating thermostat.

**SITTING ROOM**

5.91 x 3.52

UPVC double glazed window side and door to rear. Double radiator, TV aerial point, carpet flooring, telephone point.

**KITCHEN AREA**

A range of wall and floor units, electric cooker and hob with extractor fan over, 1 ½ bowl stainless steel sink unit, part tiled walls. Fridge freezer, under counter fridge and washing machine. Vinyl flooring.

**BEDROOM**

3.13 x 2.76 + wardrobes

UPVC double glazed window with curtains included, carpet to flooring, fitted wardrobes, double radiator.

**SHOWER ROOM**

2.71 x 1.75

Suite comprising level access shower, low flush WC, hand basin set in vanity unit, ladder style radiator, tiled flooring and part tiled walls. Vinyl flooring.

**ADDITIONAL INFORMATION**

The apartment benefits from the use of 2 communal lounges, dining room, laundry room and hairdressers on site. There is also a separate private lockable store. Please note that there is a service charge £170.00 Per calendar month including heating, electric, water, garden maintenance, window cleaning, outside painting, building insurance, guttering cleaning etc.

**APPLIANCES**

None of the appliances have been tested by the Agent.

**BROADBAND**

For broadband coverage, prospective occupants are advised to check the Ofcom website:-  
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>.

**MOBILE**

For mobile coverage, prospective occupants are advised to check the Ofcom website:-  
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>.

**REFERRAL FEES**

We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.



## Ground Floor



### VIEWING

By appointment with the Agent.

### OPENING HOURS

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

### 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.

### MATERIAL INFORMATION

For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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### MORTGAGES

We are keen to stress 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 Advisor by phoning her on 07540 536891 or e-mail [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 Conduct Authority.

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 a 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.

### AGENTS NOTES

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.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	78	78
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Clubleys give notice that 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 or tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.

Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.