

Flat 16, Manor Court, Buttercrambe Road, York, Stamford Bridge, YO41 1AJ Chain Free £69,000



This well presented one bedroom, ground floor retirement apartment is available exclusively to residents aged 60 and over and is situated within the popular Manor Court development.

The accommodation comprises an entrance hall, an open-plan living room/kitchen, a well-proportioned bedroom, and a shower room. A particular highlight of this apartment is its direct access to the communal gardens via a private door, a sought-after feature not available in all apartments within the development, offering a wonderful sense of space and easy outdoor access. This apartment also has the added benefit of newly fitted carpet throughout.

The property further benefits from gas central heating, UPVC double glazing, ample off-street parking, and access to the well maintained communal gardens.

Residents enjoy the reassurance of on-site support along with communal facilities, including a conservatory and a laundry room. Regular social activities are organised by Beaumont Care Home which is based at the adjacent and meals are available at an additional cost.

The apartment is ideally located within a short walk of the centre of Stamford Bridge, providing a range of local amenities, as well as excellent bus links offering convenient access to York.

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

Contact us today to arrange a viewing.



Tenure: Freehold
East Riding of Yorkshire Council
BAND: A

THE ACCOMMODATION COMPRISES

MAIN ENTRANCE LOBBY

Accessed via a secure door entry system, the lobby has a seating area and individual post boxes. Double glazed window to the front elevation. Lift access to first floor.

ENTRANCE HALL

Wall mounted door entry phone, central heating thermostat.

OPEN PLAN SITTING ROOM

5.94m x 2.62m (19'5" x 8'7")

TV and telephone points, UPVC double glazed window to rear patio, coving to ceiling, radiator.

FITTED KITCHEN

Fitted with a range of wall and base units with under unit lighting, working surfaces, 1.5 bowl stainless steel sink unit, plumbed for automatic washing machine, electric oven with 4 ring electric hob and extractor over, part tiled walls.

BEDROOM

3.16 x 3.01 (10'4" x 9'10")

UPVC double glazed door leading to the rear communal patio, fitted wardrobe, Radiator.

BATHROOM

2.73m x 1.76m (8'11" x 5'9")

3 Piece white suite comprising:- wash hand basin set in vanity unit, w/c, step in shower cubicle, shaver point, radiator, cupboard and part tiled walls.

OUTSIDE

Communal gardens laid to lawn with mature shrub borders. Patio and seating areas.

PARKING

Ample parking is provided.

ADDITIONAL INFORMATION

The apartment benefits from the use of communal lounges, dining room, laundry room and hairdressers on site. There is also a separate private lockable store subjected to availability which can be arranged via Barchester. 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.

COUNCIL TAX BAND

East Riding of Yorkshire Council - Tax Band A.

BROADBAND

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

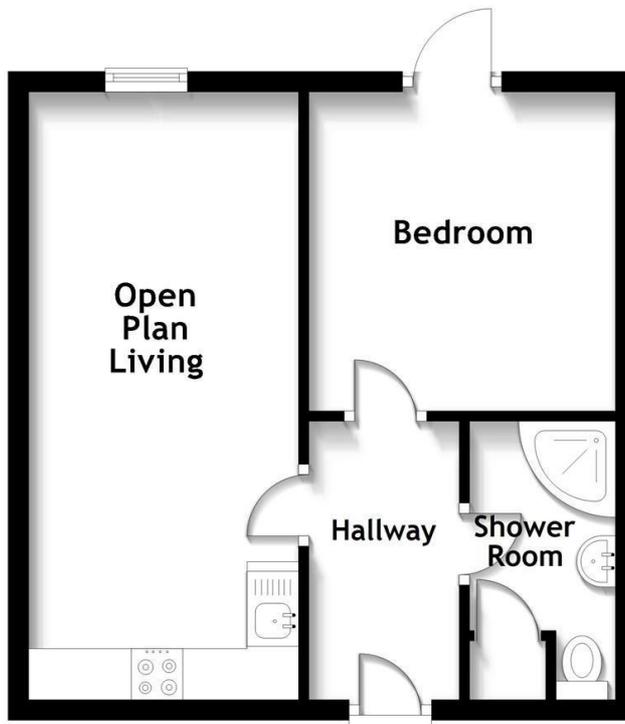
MOBILE

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



Floor Plan

Approx. 33.8 sq. metres (364.2 sq. feet)



Total area: approx. 33.8 sq. metres (364.2 sq. feet)

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.

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

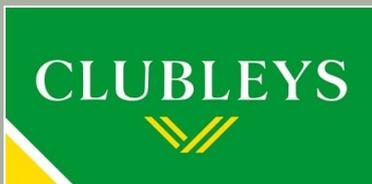
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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.

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 (Holmeffield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmeffieldsolutions.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. Holmeffield 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.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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	

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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.