





### THE LOCATION

Stamford Bridge offers a good range of facilities and amenities including infant and junior schools, doctors, shops, public houses, library, sports club and Post Office. A greater variety is available in the City of York approximately 7 miles away which can be easily reached by the regular local bus service.

### THE PROPERTY

A well presented and maintained ground floor one bedroom retirement apartment for the over 60's with a lift service to all floors, warden on site and communal facilities including a residents lounge, conservatory, dining service and laundry room within the Manor Court Development.

THE ACCOMMODATION COMPRISES;  
entrance hall, open plan living area, bedroom and bathroom. Gas fired central heating and Upvc double glazed. Ample off street parking. Communal gardens.

SB411/10/16

### THE ACCOMMODATION COMPRISES ENTRANCE LOBBY

**LIVING/KITCHEN** 19'5" x 9'3" (max)  
(5.92m x 2.82m (max))

Upvc double glazed rear entrance door and window.

Radiator, ceiling coving power points.

The kitchen area comprises electric oven and hob with extractor over, 1.5 bowl stainless steel sink unit, part tiled walls.

**BEDROOM** 10'4" x 10'0" (3.14m x 3.04m)

Upvc double glazed window to the rear.

Fitted wardrobes to one wall, bed recess with cupboards over, radiator, power points.

**BATHROOM** 8'11" x 5'9" (2.71m x 1.74m)

White suite comprising panelled bath with chair lift, hand basin in vanity unit, low flush WC, part tiled walls radiator.

### ADDITIONAL INFORMATION

#### ADDITIONAL SERVICES

The apartment benefits from the use of 2 communal lounges, dining room, laundry room and hairdressers on site. Please note that there is a service charge of £150 every month, which covers heating, water and electric, external maintenance.

#### SERVICES

Electricity, water and drainage.

Telephone connection subject to renewal by British Telecom.

#### APPLIANCES

No appliances have been tested by the agent.

#### LOCAL AUTHORITY

#### TENURE

Leasehold





## VIEWING

By appointment with the agent.

## OPENING HOURS

9 am to 5:30 pm Monday, Tuesday,  
Wednesday, Friday, 10 am to 5.30 pm  
Thursday, 9 am - 1 pm Saturday

## PROPERTY VALUATION/SURVEY

Should you be purchasing a property through another agent, we offer a full range of survey reports comprising Homebuyer's Reports, Building Surveys and reports on structural defects, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or email [mortvals@dial.pipex.com](mailto:mortvals@dial.pipex.com).

## 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

01759 373709 for further information or to arrange for one of our valuers to call.

## MORTGAGES

We are keen to stress the importance of seeking professional mortgage advice and would recommend that an appointment be made to see Steve Marsdin, Mortgage and Protection Adviser, by phoning him on 01430-871112, 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.**

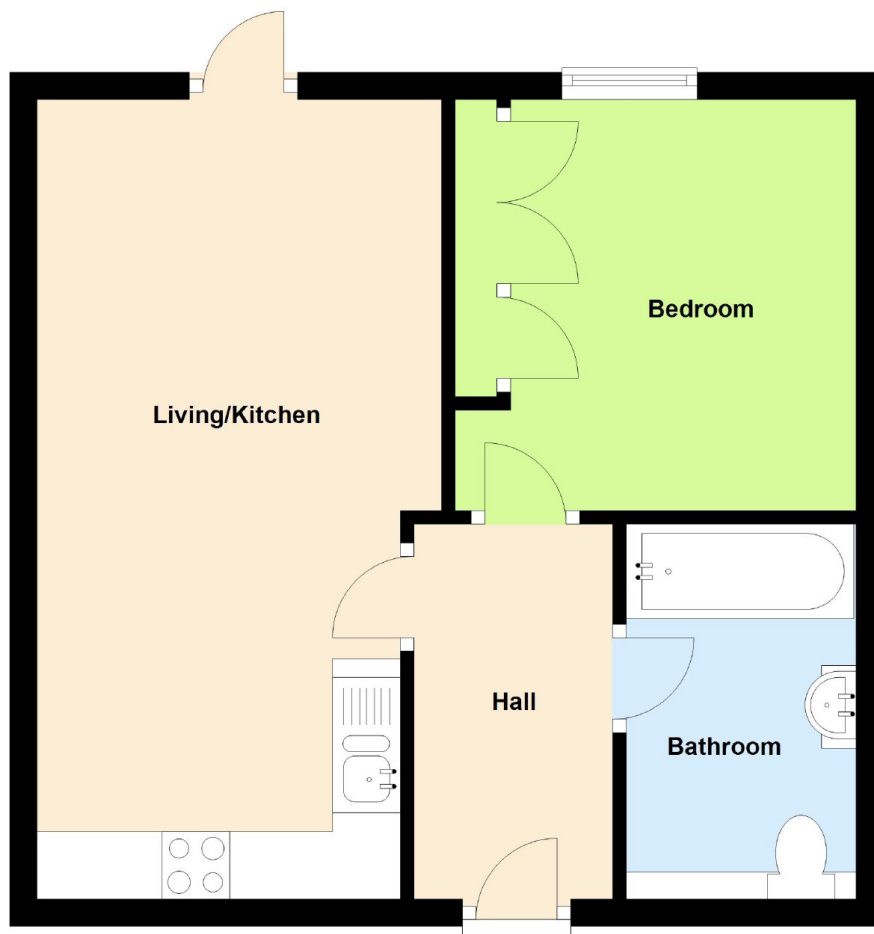
Chris Clubley & Co Ltd T/A The Mortgage Advice Centre is an appointed representative of First Complete Ltd which is authorised and regulated by the Financial Services Authority.





## Floor Plan

This plan is for illustrative purposes only



**Ground Floor**

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# CLUBLEYS

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