





## 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

We are pleased to offer on the market this well presented and maintained ground floor one bedroom retirement apartment for the over 60's there is a lift service to all floors, a 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 sitting room, kitchen and dining area, bedroom and bathroom. Gas fired central heating and Upvc double glazed. Ample off street parking. Communal gardens.

PLEASE NOTE - Apartment 8 (next door) is also available through ourselves for sale, and subject to permission from Barchester there is potential



## THE ACCOMMODATION COMPRISES

### ENTRANCE LOBBY 9'1" x 4'10" (2.76m x 1.47m)

Having a wooden front entrance door, coving to ceiling, telephone intercom system.

### LIVING/KITCHEN 19'5" x 9'9" max (5.91m x 2.97m max)

Having a UPVC double glazed rear entrance door, coving to ceiling, double radiator, electric fire in marble effect hearth and wooden surround. The kitchen area is fitted with wall and base units, working surfaces, part tiled walls, electric cooker and four ring hob with extractor fan over, fridge, freezer, 1 ½ bowl stainless steel sink unit.

### BEDROOM 10'3" x 9'9" (3.13m x 2.97m)

Having a UPVC double glazed window to rear, fitted cupboard, coving to ceiling, double radiator.

### BATHROOM 8'11" x 5'9" (2.71m x 1.76m)

Having part tiled walls, double radiator, extractor fan, four piece white suite including step in shower cubicle, panelled bath, low level flush WC, wash basin set in vanity unit.

### OUTSIDE

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

### PARKING

Ample off street parking is provided for residents and their guests.

## ADDITIONAL INFORMATION

PLEASE NOTE - Apartment 8 (next door) is also available through ourselves for sale, and subject to permission from Barchester there is potential to alter the apartments creating one spacious two bedroom apartment. (Management fees subject to this would have to be agreed).

## 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

Mains Gas, electricity, water and drainage. Telephone connection subject to renewal by British Telecom.

## APPLIANCES

No appliances have been tested by the agent.

## LOCAL AUTHORITY

East Riding Council Tax Band A

## 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@dia1.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.

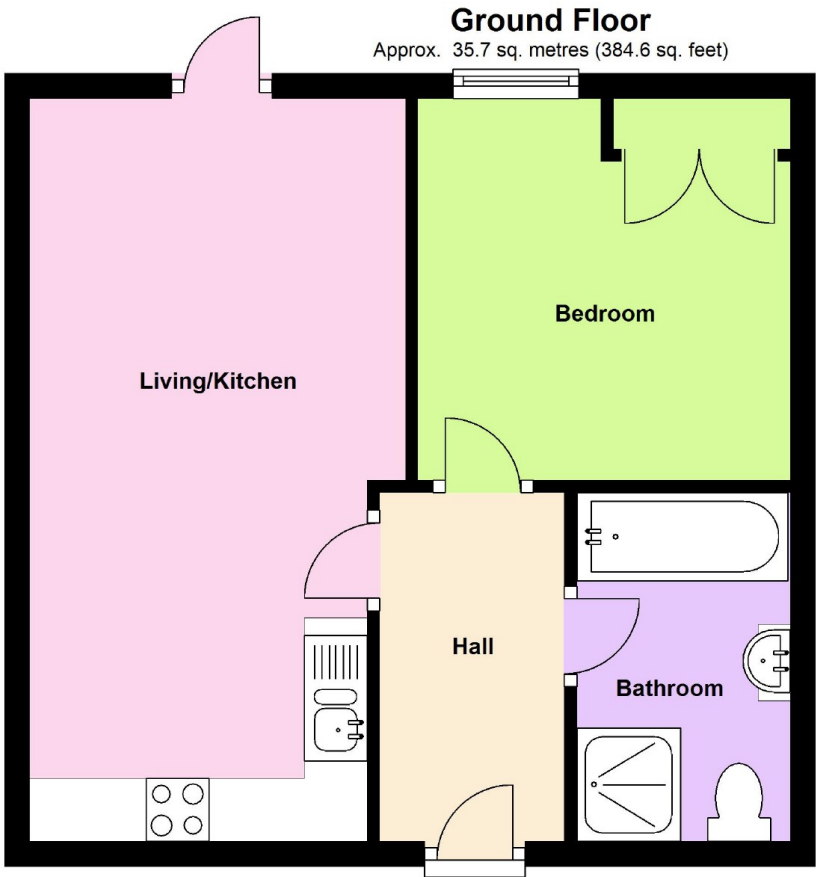
**Your home may be repossessed if you do not keep up repayments on your mortgage.**

Chris Clublely & 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



Total area: approx. 35.7 sq. metres (384.6 sq. feet)

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Chartered Surveyors,  
Estate Agents,  
Letting Agents &  
Auctioneers

8 The Square, Stamford Bridge, York,  
YO41 1AF  
01759 373709 01759 373718  
sb@clubleys.com  
www.clubleys.com  
Text: Clubley to 84840 to download  
our mobile app

