# Flat 12, Manor Court, Stamford Bridge, YO41 1AJ

## £90,000







We are delighted to present this beautifully refurbished ground-floor one-bedroom retirement apartment, exclusively for those aged 60 and over. Situated within the popular Manor Court Development, this slightly larger corner-position apartment benefits from a spacious design and is ready to move straight into, having been recently redecorated throughout with recently fitted carpets.

A particularly appealing feature is the apartment's own private rear entrance door, which opens onto a small paved area, providing a pleasant spot for a bench and potted plants.

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

A monthly service charge of £200 (subject to change) covers heating, water, electricity, buildings insurance and external maintenance.

Offering a desirable ground-floor position, a larger corner design and the added benefit of its own rear entrance and courtyard area, this modern and welcoming retirement apartment is ready for immediate occupancy.

Contact us today to arrange your viewing!

Tenure: Leasehold
East Riding of Yorkshire Council
BAND: A

## 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 plumbing for a 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 £200.00 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.

### AML OBLIGATIONS
By law, we are required to conduct anti-money laundering checks on all intending sellers & purchasers. In line with HMRC guidance, our partner, Thirdfort, will carry out these checks in a safe and secure way on our behalf. Once an offer has been accepted (stc). Thirdfort will send a secure link for the biometric checks to be completed electronically. There is a non-refundable charge of £42 (inclusive of VAT) per person for these checks. Our Anti-Money Laundering and ID checks must be completed before the memorandum of sale can be sent to solicitors confirming the sale.

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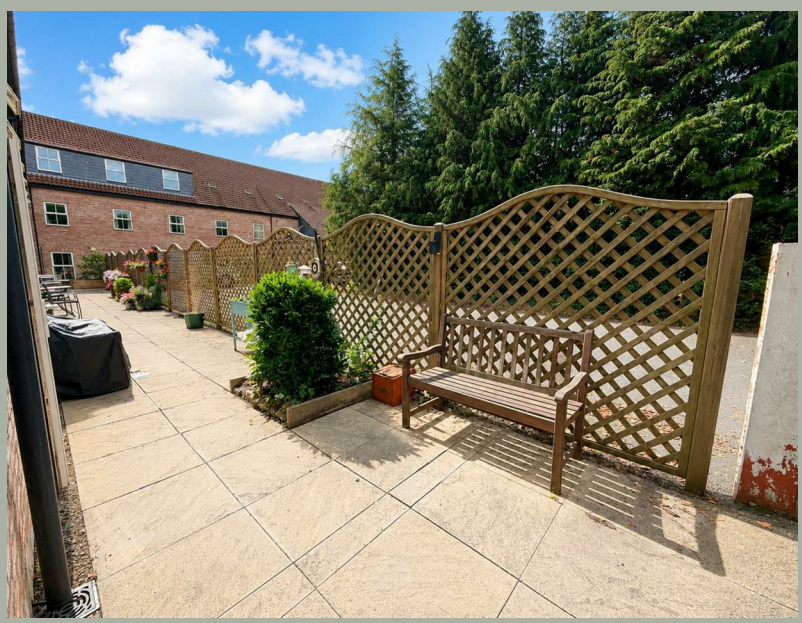






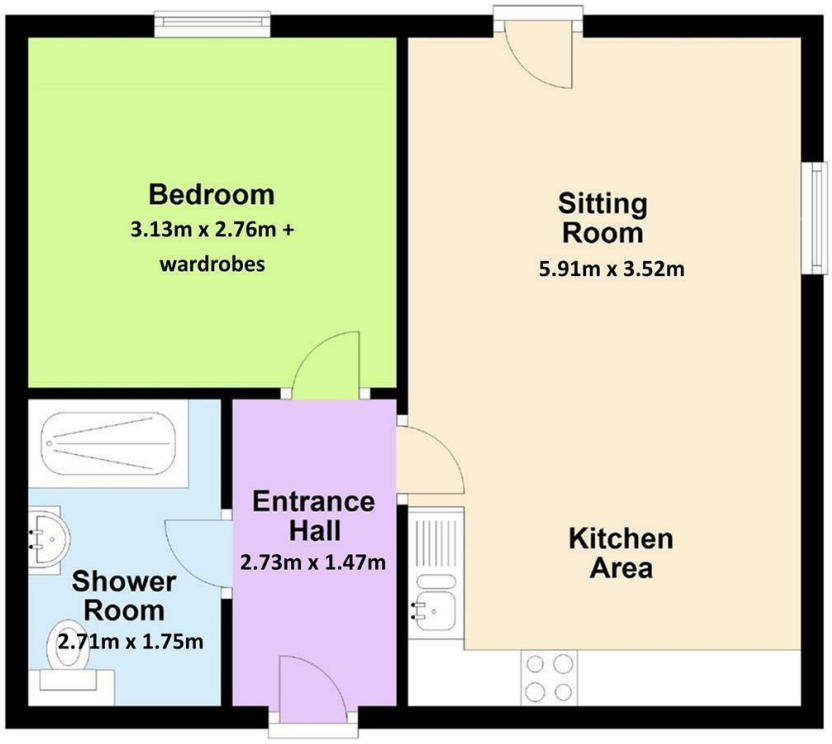






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# Ground Floor




**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**
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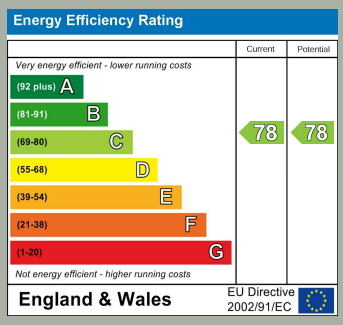
**MORTGAGES**
We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by 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.

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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.