



MAYFLOWER MANOR
FORMBY

mayflower-manor.com



The perfect location for the retirement
you've always dreamed of



Mayflower Manor brings 32 apartments for the perfect retirement in one of the region's most exclusive locations.

Mayflower Manor is a luxury development of 32 retirement apartments exclusively for the over 55's in one of the region's most desirable locations. The development offers a choice of one and two bedroom apartments with spacious rooms, modern design features and high levels of specification throughout every home.

Formby's beautiful beaches are popular to people of all ages – and you can now make it your home. It's a stylish tourist destination in the summer months, with day trippers loving the mix of sea, sand dunes and wildlife.

The area is also conserved by the National Trust and is designated a Site of Special Scientific Interest.

Formby is a haven for the retired looking for an easier pace of life. Situated just thirteen miles north of Liverpool and seven miles south of Southport - Liverpool City Centre is situated just 30 minutes away by car, with Preston and Manchester approximately an hour's drive. Locally there is a Waitrose, excellent amenities, a variety of shops and salons, stylish wine bars, pubs and restaurants offering diverse cuisine providing everything you need on your doorstep.



Two bedroom apartment

Illustration of our two bedroom apartment layout. Other layouts are available within the development.

Lounge 20'1" x 11'7"

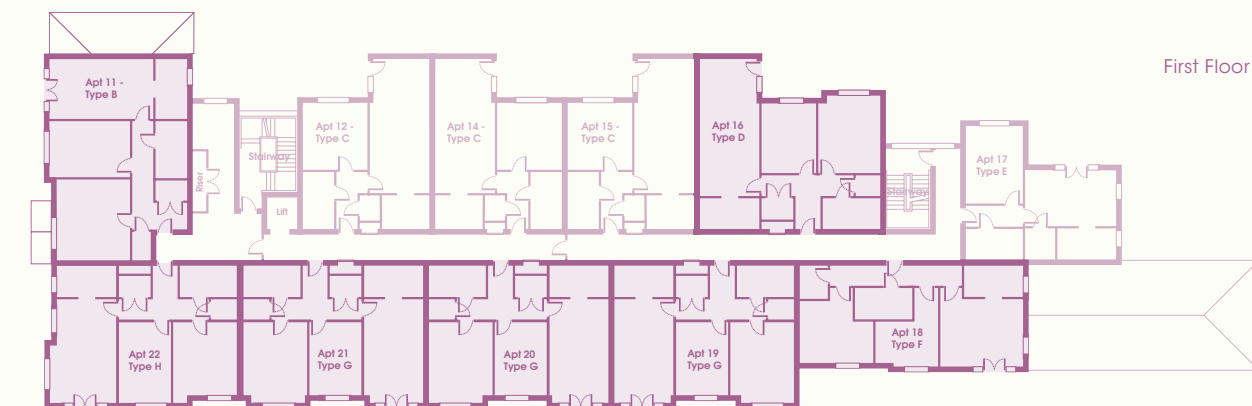
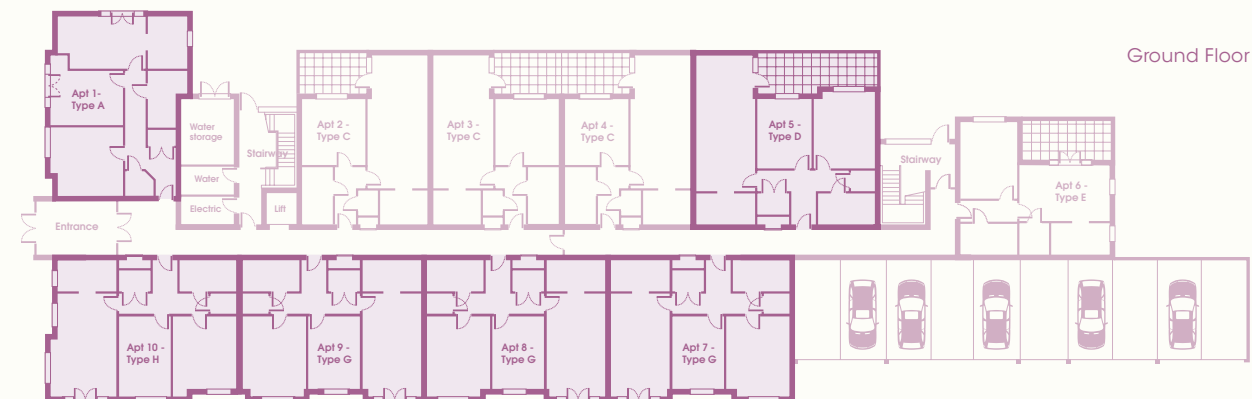
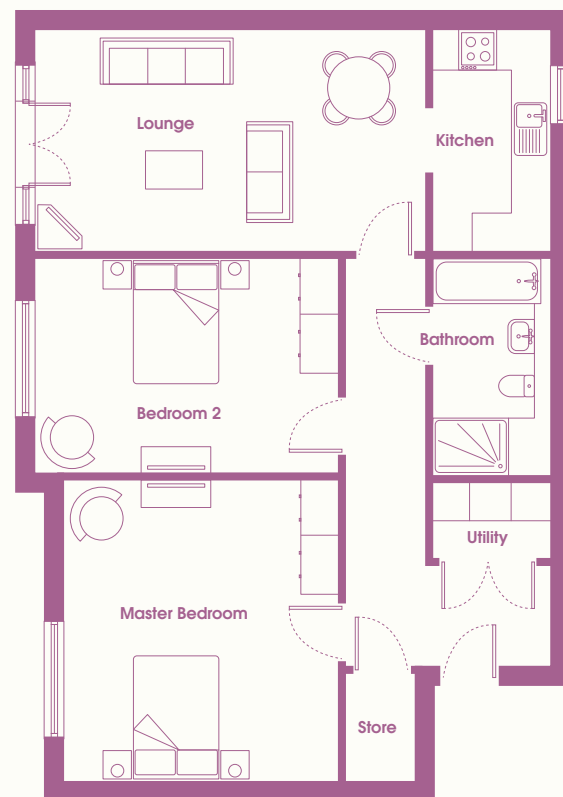
Kitchen 6'1" x 11'6"

Bedroom 1 14'2" x 15'7"

Bedroom 2 15'7" x 11'0"

Bathroom 6'1" x 11'2"

89.97 sqm or 967 sq.ft.



All two bedroom apartments are highlighted above

The floor plans depict a typical apartment layout. For exact plot specification, details of external and internal finishes, dimensions, site plan and floor plan differences please consult with the Sales Executive. Dimensions given are estimated from architects drawings and subject to change.

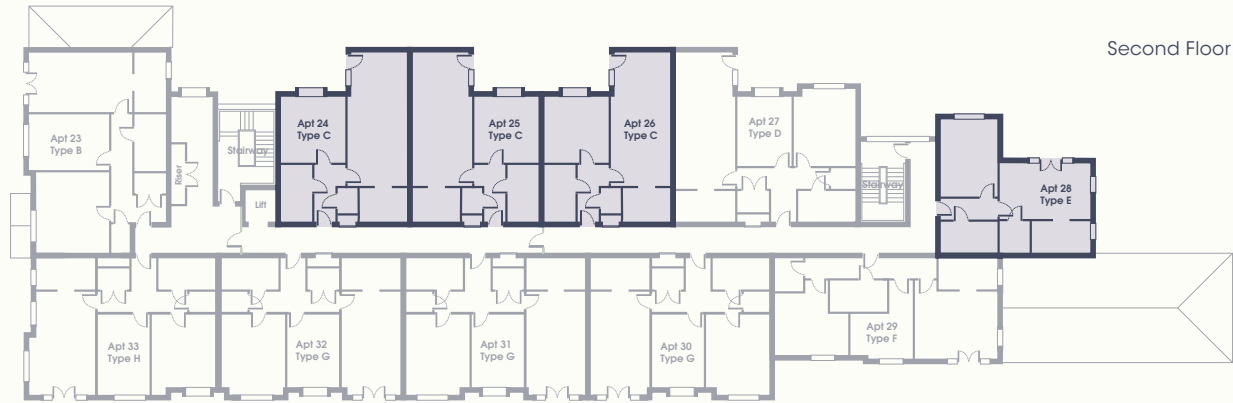
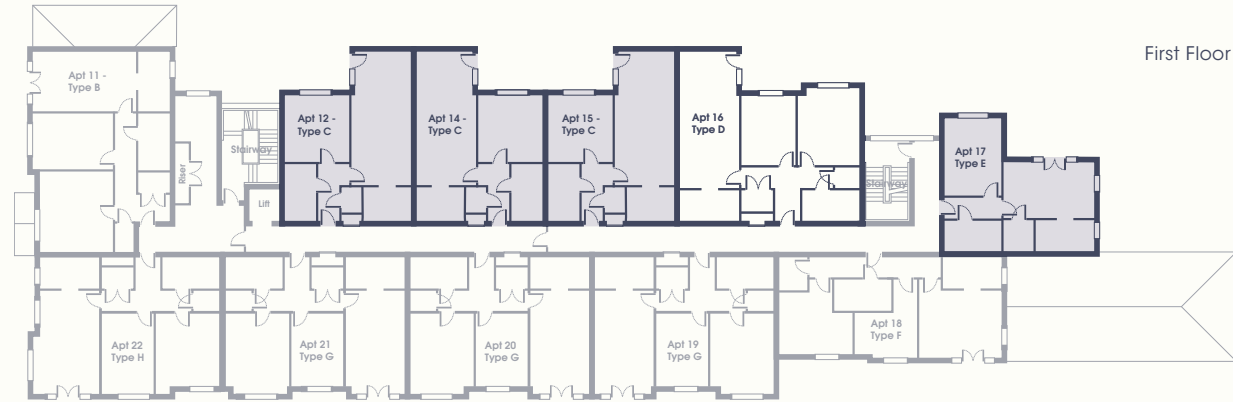
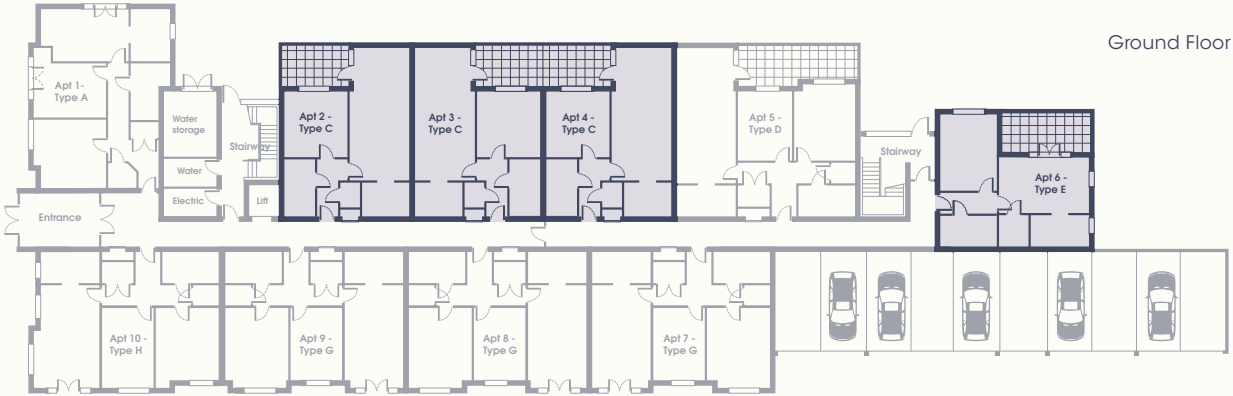
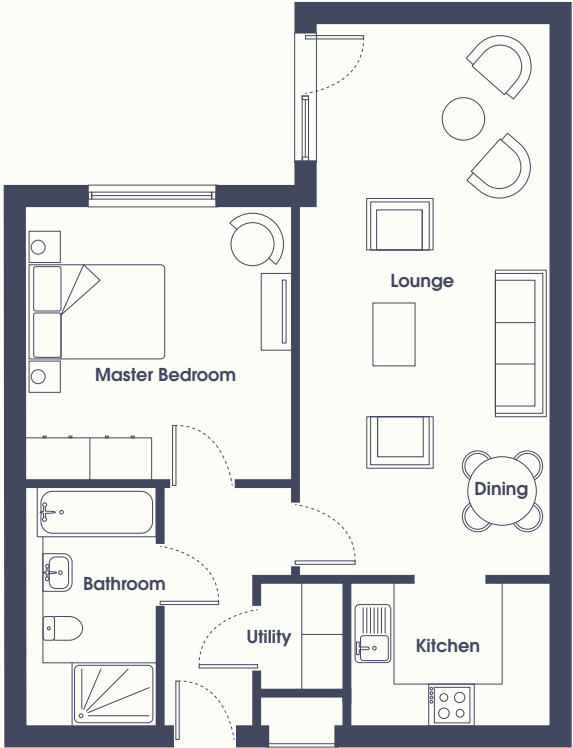


One bedroom apartment

Illustration of our one bedroom apartment layout. Other layouts are available within the development.

- Lounge 11'9" x 25'10"
- Kitchen 9'4" x 6'6"
- Bedroom 12'5" x 12'11"
- Bathroom 6'1" x 11'2"

63.75sqm or 686.2sq.ft.



All one bedroom apartments are highlighted above

The floor plans depict a typical apartment layout. For exact plot specification, details of external and internal finishes, dimensions, site plan and floor plan differences please consult with the Sales Executive. Dimensions given are estimated from architects drawings and subject to change.



Your apartment at Mayflower Manor



Mayflower Manor offers a choice of one and two bedroom apartments exclusively for the over 55's. All homes provide space, comfort and a beautiful new environment for luxury living.

- The development is set over three floors with a lift and stairs to all floors
- Key fob entry system for all residents for added security with telephone intercom system
- MVHR Heat Recovery heating system which can improve indoor air quality, can off-set heating costs and reduce fuel bills
- Fully double glazed
- Leasehold
- Communal ground floor reception space with post boxes and visitor waiting areas
- Beautiful sales suite apartment located on the ground floor; to help you envisage living at Mayflower Manor
- Communal landscaped gardens with feature planting and seating, a bike store and car parking is available including a limited number of undercroft parking spaces
- Larger than average apartments allowing lots of space, storage and room for your furniture
- Modern and sleek fitted kitchen with cooking appliances, extractor, dishwasher, fridge and freezer included
- Separate laundry and utility room in each apartment
- Contemporary bathroom with separate shower and a bath - all with European styled sanitaryware
- All apartments are fitted with carpets and flooring with an option to upgrade
- Large living space incorporates areas for both lounge and dining with either patio door or Juliette balcony



The development offers a choice of one and two bedroom apartments with spacious rooms, modern design features and high levels of specification throughout.



The Development Layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout however, there may be occasions when the apartment designs, boundaries, landscaping and positions of roads and footpaths can change as the development proceeds. Please check the details of your chosen property with your Sales Executive prior to reservation.

Additional Information:

- Leasehold
- Annual maintenance charge for upkeep of common areas
- Annual service charge will be payable to Mayflower Manor Management Company Limited

Purchase procedure:

- Select the apartment of your choice

In order to reserve your new home you will need to do the following:

- Complete a reservation form
- Complete an identification checklist (please note you will need to provide two forms of identification, one with a photograph such as a driver's licence or passport and one with your current address, such as a recent utility bill).
- Pay the reservation fee of £500.00. Please note you can pay the reservation fee by bank transfer, the payment must be in GBP and the buyer is responsible for all bank charges.

- Solicitors will then need to be instructed and contract paperwork will be sent out. The reservation fee takes the apartment off the market for the agreed reservation period.
- On exchange of contracts you pay the balance of the deposit monies (minimum 10% of the agreed purchase price), less the reservation fee. Details of which will be documented on your reservation paperwork. The developer requests that exchange of contracts takes place as soon as it is practical to do so with one to two weeks between exchange and completion where possible.

At the point of exchange you are legally bound to complete on the purchase and your solicitor will advise you accordingly.

Once your apartment is practically completed and ready for occupancy you will be served a notice informing you that the completion can now take place. This notice will be served through the solicitors.

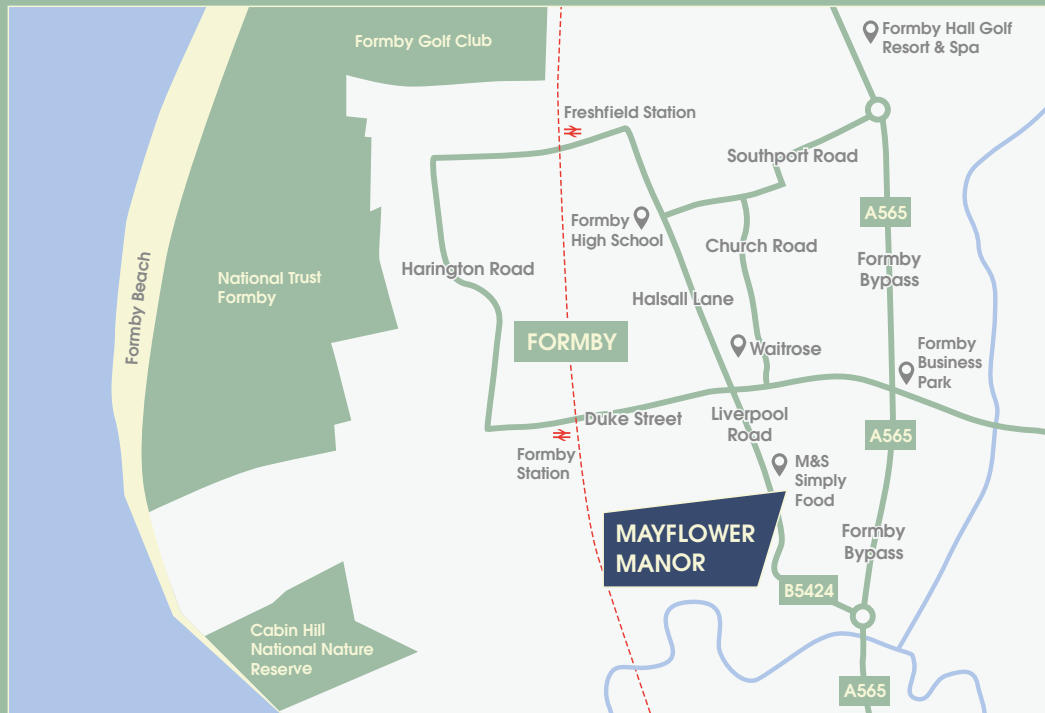
On completion we will contact you to arrange for you to collect keys and welcome you to your new apartment at Mayflower Manor.





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