



**56 Sanderling Drive, Banks,
Southport, PR9 8RY
£100,750 Fixed Price
Subject to Contract**

This two-bedroom ground-floor apartment is offered for sale as affordable housing, using a discounted sale tenure. Under this arrangement, an eligible applicant can purchase 100% of the property but at a discounted price.

There is gas central heating and Upvc double glazing with open plan living accommodation and a modern kitchen with a range of built-in 'Smeg' appliances. The property forms part of Redrow's recent development 'The Coppice' and includes off-road parking to the rear. The location is also suitable for local commuter links, a small range of shops in Banks Village and access to the Southport Town Centre.

Various Contents Available By Separate Negotiation

12A Anchor Street, Southport, Merseyside PR9 0UT
01704 512121 F 01704 512122
sales@christinsley.co.uk www.christinsley.co.uk

Southport's Estate Agent

Private Front Entrance

Lounge - 3.73m x 3.53m (12'3" x 11'7")

Composite outer door with double glazed insert, Upvc double glazed window. Driftwood effect LVT flooring to the lounge, kitchen and inner hall. Open plan to...



Dining Kitchen - 4.11m x 2.31m (13'6" x 7'7")

Upvc double glazed window. Single drainer, 1 1/2 bowl stainless steel sink unit, base units with cupboards and drawers, wall cupboards and working surfaces. Four ring gas hob with cooker hood above, split level 'Smeg' oven with 'Smeg' combination oven and microwave above. Plumbing for washing machine, integral fridge and freezer.



Inner Hall

Useful storage cupboard.

Bedroom 1 - 3.35m x 3.38m (11'0" x 11'1")

Upvc double glazed window.

Bedroom 2 - 3.02m x 2.92m (9'11" x 9'7")

Upvc double glazed window.



Bathroom - 1.91m x 2.08m (6'3" x 6'10")

Wash hand basin, low level WC, panelled bath with 'Aqualisa' thermostatic shower and shower screen. Part wall tiling and tiled floor, electric shaver point, chrome towel rail/radiator and extractor.

Outside

There is a private bin store to the side housing a 'Glow Worm' gas central heating boiler. Car parking space to the rear.



Affordable Housing

The property is being offered for sale using a discounted sale tenure which enables buyers to own 100% of the home while paying just 65% of its open market value. This is an affordable housing opportunity, and eligibility criteria apply, including limits on household income and savings. As a general guide, applicants should have a gross household income between £25,000 and £36,000, and household savings should not exceed £15,000. For full details, please contact our office.



Service Charge

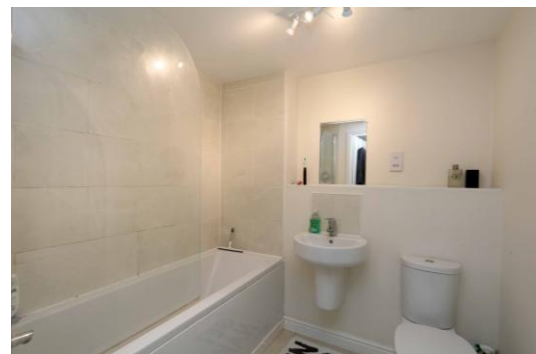
We understand that there is a service charge payable of £700 every 6 months to the Managing Agent RMG, which includes the buildings insurance.

Council Tax

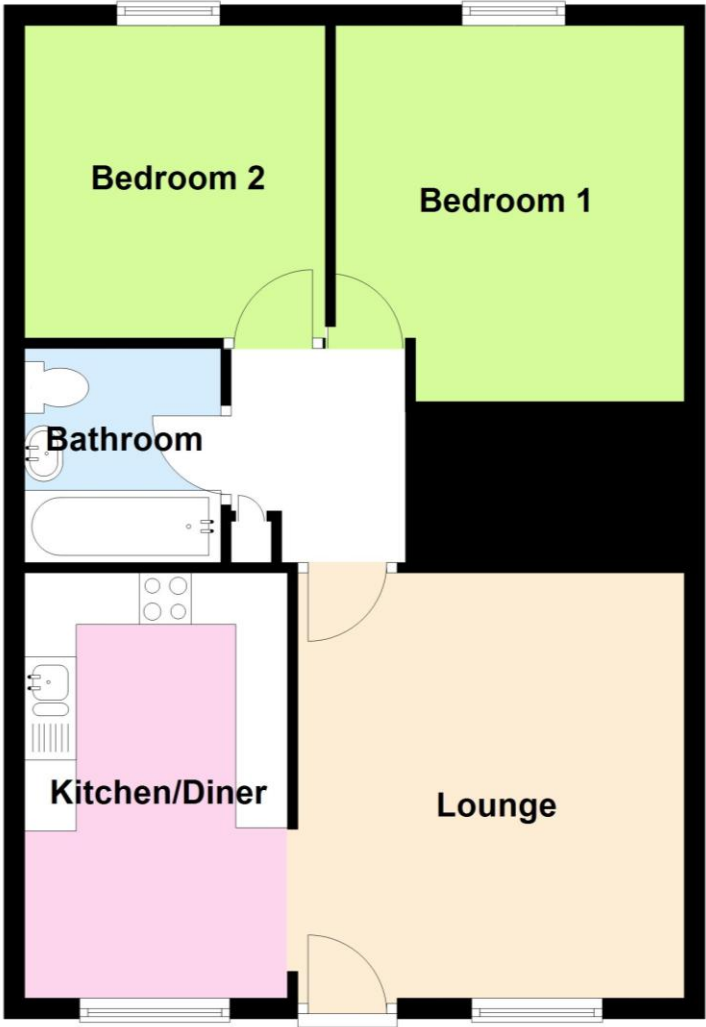
West Lancashire Borough Council Band B

Tenure

Leasehold for 999 years from 1 July 2014, annual Ground Rent £200.00 payable every 6 months.



Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(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		



Chris Tinsley Estate Agents confirm that they have not tested any appliances or services at the property and cannot confirm their working condition or status. Prospective purchasers are advised to carry out their own investigations. The agents also give notice that these details do not constitute an offer or a contract and that no person employed by the agents has any authority to make or give any warranty or representation in relation to this property. All information supplied is believed to be correct but prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of the statements contained in these particulars. Floor plans are for illustration purpose only and are not to scale.