



Flat 1, Vernon Court, 60-62 Scarisbrick New Road, PR8 6NZ
70% Shared Ownership Scheme, £84,000
'Subject to Contract'

This well-presented and modernised two-bedroom ground floor apartment is offered for sale on a shared ownership basis, with the current asking price reflecting a 70% share available through PlumbLife (30% retained by PlumbLife). Forming part of a purpose-built development, the accommodation briefly comprises a welcoming living room open plan to entrance hall with access to a front-facing balcony, a modern breakfast kitchen, two double bedrooms, and a contemporary bathroom suite. To the rear, the property enjoys well-maintained communal gardens, providing a pleasant outdoor space. The location is particularly convenient for a wide range of local facilities and amenities, including Southport Town Centre and the historic Lord Street, renowned for its shops, restaurants, and bars.

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Southport's Estate Agent

Ground Floor

Audio entry access to communal ground floor foyer.

Entrance Hall

Consumer unit and door to useful built in storage cupboard, open plan access leading to...

Living Room - 5.18m x 3.68m (17'0" x 12'1")

Upvc double glazed sliding patio doors open to front facing terrace with wrought iron railings overlooking gardens. Lounge with electric contemporary fire, wall mounted and archway leads to...

Kitchen - 3.81m x 2.21m (12'6" x 7'3")

Upvc double glazed window to front and side. Attractive range of base units including cupboards and drawers with under unit lighting and working surfaces including single bowl sink unit, mixer tap and drainer. Appliances include four ring gas hob with electric oven, canopy style extractor. Part wall tiling and tiled flooring. Dishwasher. Folding door provides access to built in utility cupboard measuring 7'6" x 4' with Upvc double glazed side window and housing wall mounted 'Valliant' gas central heating boiler.

Bedroom 1 - 3.78m x 3.78m (12'5" x 12'5" to rear of wardrobes)

Upvc double glazed window to rear, fitted wardrobes with flyover storage cupboards, bedside cabinets and drawers. Knee hole dressing table and drawers.

Bedroom 2 - 3.76m x 2.16m (12'4" x 7'1")

Upvc double glazed window overlooks rear of property.

Bathroom/WC - 2.39m x 1.78m (7'10" x 5'10")

Upvc double glazed window with three piece modern white suite including low level WC, vanity wash hand basin with mixer tap and panelled bath with glazed shower screen, mixer tap and telephone style shower attachment. Tiled walls with ladder style chrome heated towel rail.

Outside

The development stands in well maintained gardens with residents parking.

Note

The property is offered for sale on behalf of Plumblife Property Management under the leasehold scheme for the elderly (55 years and over) the purchase price represents 70% of the open market value as determined by a chartered surveyor.

Council Tax

Sefton MBC band C.

Service Charge

We are advised that the service charge amounts to £191 per month payable as a contribution towards the cost of general maintenance of the development, building insurance, window cleaning, cleaning and lighting of the communal areas, sinking funds, lift maintenance and management fees including up keep of the grounds.

Tenure

Leasehold for 99 years from 28 February 2019.

Mobile Phone Signal

Check signal strengths by clicking this link: <https://www.signalchecker.co.uk/>

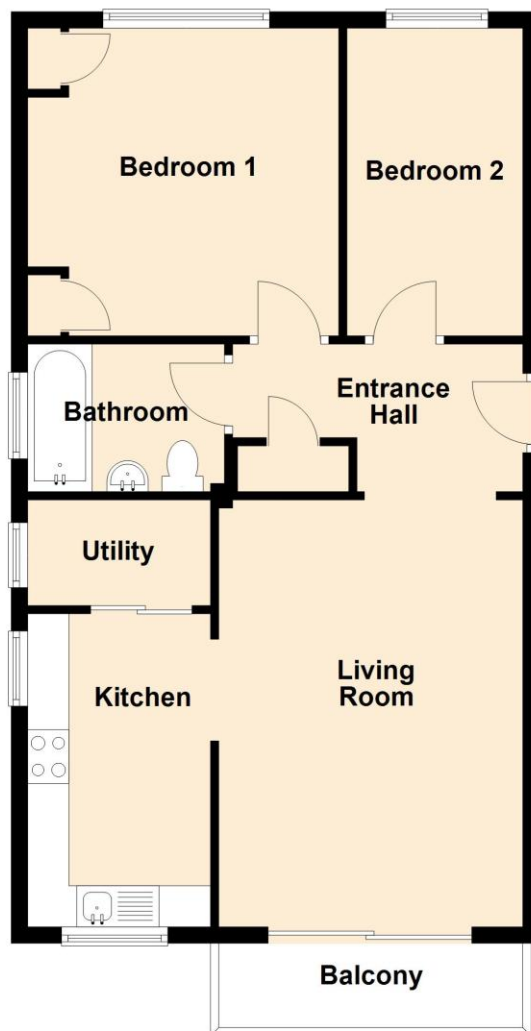
Broadband

Check the availability by clicking this link:

<https://labs.thinkbroadband.com/local/index.php>



Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	76
(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.