



Guinea Hall Close, Banks, Southport PR9 8RG

NO CHAIN - An early inspection is recommended of this well presented, purpose built apartment, occupying a first position within a modern block of only six units, on the Guinea Hall Farm development by Redrow Homes.

Accessed via a central staircase in the communal hall, the well planned accommodation is gas centrally heated, double glazed and has recently been recarpeted and redecorated throughout, briefly comprising: Hall, Lounge/Dining Room, Kitchen with integrated appliances, Bedroom 1 with En-Suite Shower Room, Bedroom 2 and Bathroom. A garage with driveway parking is located to the right of the building.

Guinea Hall Close is a continuation of Guinea Hall Mews, convenient for Banks Village with further facilities found at Crossens and Churchtown Villages, and Southport Town Centre.



Price: £135,000 Subject to Contract

First Floor:

Hall

Lounge/ Dining Room - 4.62m x 3.38m (15'2" x 11'1")

Kitchen - 2.39m x 2.03m (7'10" x 6'8")

Bedroom 1 - 4.62m x 3.28m (15'2" x 10'9")

En-suite - 2.13m x 1.5m (7'0" x 4'11")

Bedroom 2 - 3.28m x 2.87m (10'9" x 9'5")

Bathroom - 2.72m x 2.06m (8'11" max x 6'9")

Store

Outside:

A garage with driveway parking is located to the right of the building.

Council Tax:

Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band (B)

Tenure:

Leasehold for the residue of a term of 974 years from 21st December 2001 with a peppercorn ground rent of £0

Service Charge:

We are advised the current service charge amounts to £1,614.27 per annum (As of April 2026) as a contribution towards the upkeep of the gardens, buildings insurance and managing agents fees.

Council Tax:

Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band (B)

Tenure:

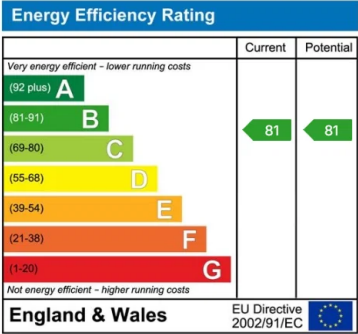
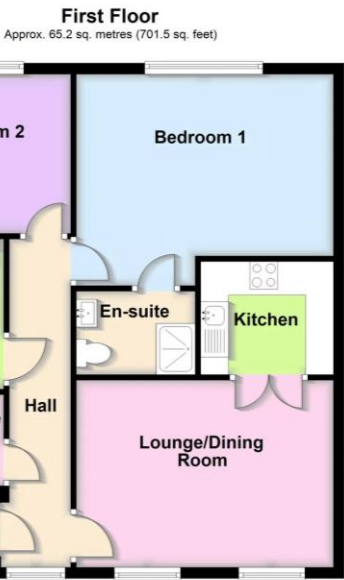
Leasehold for a residue term of X years from.... with a X Ground Rent.

Service Charge:

NB:

We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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Karen Potter Estate Agents confirm 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 as to the correctness of the statements contained in these particulars. If prospective purchasers have specific enquiries prior to viewing, please contact us and we will do all we can to clarify before an appointment to view is made. If you are travelling any distance to view a property you are advised to check its availability before setting out. FLOOR PLANS NOT TO SCALE AND FOR ILLUSTRATIVE PURPOSES ONLY.