



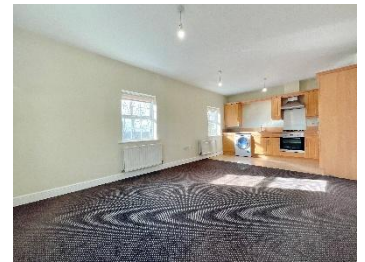
Aveling Drive, Banks, Southport PR9 8FY

Ideal First Time Buyer Home - Occupying a second/top floor position in this modern Redrow development, this well presented purpose built flat is offered for sale with no onward chain and must be viewed to be fully appreciated.

Accessed via an intercom controlled entry system and staircase from the communal hall, the gas centrally heated and double glazed accommodation briefly comprises: Entrance Vestibule, Hall with built in storage cupboard, open plan Living/Dining/Kitchen with integrated appliances (fridge, freezer, hob and oven), two bedrooms (one with fitted wardrobes) and bathroom/wc.

Outside, the development stands in well maintained, established communal gardens and there is an allocated parking space in the residents car park.

Located on Aveling Drive, the development is well placed for accessing the amenities of Banks village.



Price: £97,500 Subject to Contract

Second Floor:

Entrance Vestibule

Hall

Living Room Open To Kitchen - 6.43m x 3.63m
(21'1" x 11'11")

Bedroom 1 - 3.45m x 2.79m (11'4" x 9'2")

Wardrobe

Bedroom 2 - 3.45m x 1.93m (11'4" x 6'4")

Bathroom - 2.77m x 1.83m (9'1" max x 6'0")

Store

Outside:

The development stands in well maintained, established communal gardens and there is an allocated parking space in the residents car park.

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 999 years from 1st January 2003 with a £0 ground rent

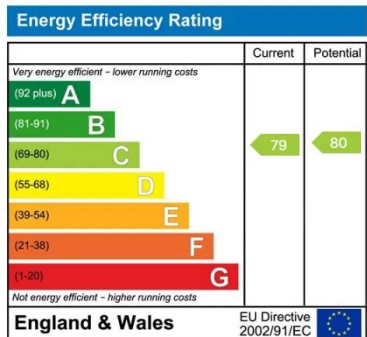
Service Charge:

We are advised the current service charge amounts to £1,416 per annum (As of February 2026) as a contribution towards the upkeep of the gardens, buildings insurance and managing agents fees.

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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