



Abington Drive, Banks, Southport PR9 8GX

NO CHAIN - Occupying a first floor position in this modern Redrow development, this beautifully presented purpose built flat has been recently modernised by the current owner 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 (Hive System) 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 shower room/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 Abington Drive, the development is well placed for accessing the amenities of Banks village.



Price: £120,000 Subject to Contract

First Floor
Approx. 53.6 sq. metres (576.9 sq. feet)



First Floor:

Entrance Vestibule

Hall

Living/Dining/Kitchen - 6.5m x 3.61m (21'4" x 11'10")

Bedroom 1 - 3.53m x 2.79m (11'7" x 9'2")

Wardrobe

Bedroom 2 - 3.53m x 1.96m (11'7" x 6'5")

Shower Room - 2.49m x 1.8m (8'2" x 5'11")

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 2000 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(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	

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.