

For Sale

Abington Drive, Banks, PR9 8GX



**Offers in Region of £104,950 -
Sold Subject to Contract**

2 bedroom Apartment

- ✓ **Two Bedroom Apartment**
- ✓ **No Onward Sales Chain Delay**
- ✓ **Modern Apartment**
- ✓ **Tastefully Decorated Throughout**
- ✓ **Situated to Top Floor**
- ✓ **Allocated Parking Space**
- ✓ **Family Size Bathroom**
- ✓ **EPC Band Rating 'C'**



Description

**** SEARCHING FOR THE IDEAL PROPERTY INVESTMENT? ****

This is an ideal opportunity to purchase a 2 bedroom, modern apartment and this excellent residence is located within the established residential setting of Abingdon Drive, Banks.

For Sale with this no onwards sales chain delay is this attractive modern apartment is briefly comprising of; communal ground floor hallway, private hall within, lounge with fully fitted kitchenette, two bedrooms and a family size bathroom. The property also benefits from a rear allocated parking space. The property benefits from uPVC double glazing throughout and gas central heating.

Please call our sales office to book an early and highly recommended viewing. - 01704 564163.

Location

From Churchtown centre continue in to Preston New Road and continue until the 'Plough' roundabout. Take the 3rd Exit and head down Water Lane until your 2nd exit which is Station Road. Turn right at the end of Station Road and left at the next roundabout. Take a right turn in to Abington Drive and continue through to the end of the development where the Manor building is to be found on the left hand side.

Ground Floor

Entrance - Communal Ground Floor entrance leads upstairs to 2nd floor and front door to apartment

Second Floor

Hall - 12' 2" x 5' 10" (3.72m x 1.78m) Central hallway, panelled radiator, access hatch to loft. Side cloak cupboard with shelving throughout. Telephone door entry system.

Bedroom 1 - 13' 4" x 9' 0" (4.07m x 2.76m) UPVC Window to rear aspect; Panelled radiator presented below. Blinds fitted

Bedroom 2 - 11' 3" x 6' 4" (3.44m x 1.95m) UPVC window to rear aspect; Panelled radiator presented below. Blinds fitted

Bathroom - 8' 9" x 6' 2" (2.69m x 1.88m) Walls tiled to mid height over bath. Panelled radiator. Extractor to high level, suite comprising of; twin grip panelled bath with electric shower over, low level dual flush WC and pedestal sink

Lounge - 15' 8" x 11' 7" (4.79m x 3.55m) Good size open lounge with UPVC



Reception Lounge & Kitchenette



Reception Lounge & Kitchenette



Kitchenette



Kitchenette & Reception Lounge

windows to side and rear aspects. Panelled radiator to side wall, power sockets, TV/BT and cabling for Sky TV

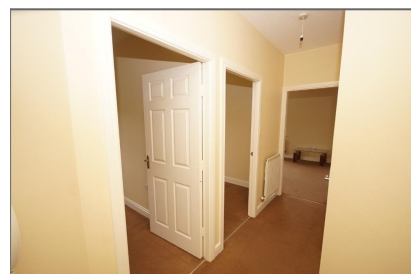
Kitchen - 5' 10" x 11' 7" (1.8m x 3.55m) Open plan to lounge; good range of fitted storage cupboards, double stainless steel sink and drainer. 4 ring gas hob, low level electric oven, over head extractor. Integrated fridge and freezer, space with services for washing machine.



Reception Lounge



Bathroom



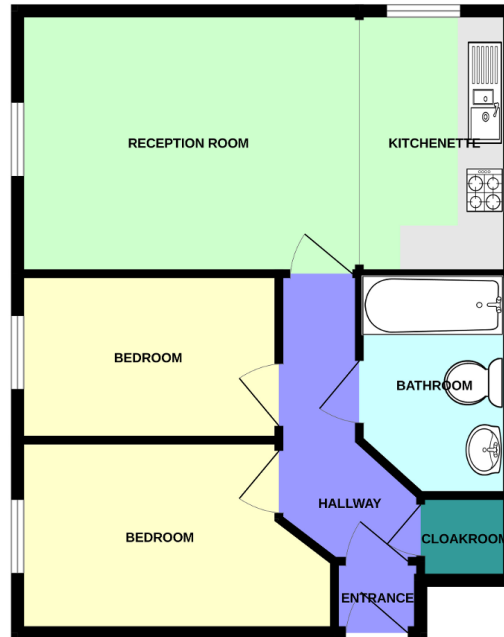
Hallway



Bedroom

Floorplans

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional Information

The vendor advised Bailey Estates that the property tenure is 'leasehold'. The council tax band is 'B'. Vendor is also willing to pay 10% towards the Deposit subject to final negotiated selling price.

Tenure: Leasehold property with a term of 999 years from when property was built.

Disclaimer: These property details are thought to be correct, though their accuracy cannot be guaranteed and they do not form part of

any contract. Please note that Bailey Estates has not tested any apparatus or services and as such cannot verify that they are in working order or fit for their purpose. Although Bailey Estates try to ensure accuracy, measurements used in this brochure may be approximate.