



£99,950

Subject to contract



IDEAL FOR FIRST TIME BUYERS - An excellent opportunity to purchase a beautifully presented ground floor apartment located adjacent to the many amenities of Southport town centre.

The apartment is installed with gas central heating including radiators and under floor heating together with double glazed windows. The accommodation comprises Hall, impressive open plan Kitchen and Living Room, good size double Bedroom with feature bay window and separate Shower Room. The apartment also has the benefit of additional storage space, communal gardens and parking.

The property is positioned on Talbot Street between the junctions of Eastbank Street and Portland Street within easy access of Southport town centre, the Promenade and the railway station on the Liverpool and Manchester lines.



TALBOT STREET, SOUTHPORT PR8 1HP

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Ground Floor

Approx. 48.7 sq. metres (524.1 sq. feet)



Total area: approx. 48.7 sq. metres (524.1 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Ground Floor:

Hall

Open Plan Kitchen/ Lounge - 4.06m x 3.99m (13'4" x 13'1")

Bedroom - 4.88m x 4.24m (16'0" x 13'11")

Shower Room - 1.96m x 1.93m (6'5" x 6'4")

Tenure: Leasehold for a residue term of 999 years from 1st January 1985 and each resident owns a share of the freehold.

Service Charge:

There is a service charge of £1000 per annum as a contribution towards general upkeep of the development including building insurance and communal electricity.

Council Tax:

Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band "A".

Broadband:

Check the availability by clicking this link:

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

Mobile Phone Signal:

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

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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