



- 35% Share
- Two Balconys
- Two Bedrooms
- Large Kitchen / Diner
- Three Piece Bathroom Suite
- Third Floor
- Close Proximity To The Beach
- Allocated Parking Space

Flat 30 123 Talbot Road  
Blackpool, FY1 3QX

£33,250 for a 35% share

Offering NO CHAIN, this is a perfect opportunity to get on the property ladder with this affordable flat available on a fantastic, shared ownership scheme. A third floor two bedroom apartment with a communal entrance with lift and stairs. The property comprises an open plan Kitchen Diner with lounge area, two double bedrooms, three-piece bathroom. Externally there is two private balconies with the front balcony offering excellent views of Blackpool, an allocated parking space to the rear. The property is in convenient location for Town Centre shopping, close to main bus routes and a short walk to the beach. Rent and service charges £477.76 PCM. Lease 111 years remaining.

**Communal Entrance**

**Third Floor**

**Entrance Hallway**

**Bedroom 1** 8' 9" x 12' 8" (2.66m x 3.86m)  
Sliding Doors to the rear.

**Bedroom 2** 10' 6" x 12' 8" (3.20m x 3.86m)  
Window to the rear.

**Bathroom** 6' 3" x 7' 8" (1.90m x 2.34m)  
Three piece suite with toilet, sink and bath with shower over.

**Kitchen/Diner** 19' 9" x 10' 2" (6.02m x 3.10m)  
Range of eye and base level units; hob with extractor over, sink, integrated oven. Window and sliding door to the front.



**Externally**

**Rear Balcony**

**Front Balcony**



### Apartment



**Tenure:** We have been advised by the vendor that the property is tbc (please note that details of the tenure should be confirmed by any prospective purchasers solicitor).

**Services:** All main services are understood to be connected to the property. No services or appliances have been tested.

**Agents Notes:** We endeavor to make all our descriptions and dimensions as accurate as possible, however their accuracy is not guaranteed.

**Property Misdescriptions Act 1991:** These details do not form part of any contract. They have been produced in good faith and are intended to be a general guide to the property. None of the statements in this document are to be taken as fact and any intending purchasers are to satisfy themselves by inspections or otherwise as to the correctness of statements in these details.

No person in the employment of this company has the authority to make or give any representation or warranty in relation to this property.

## Make Your Move

Plumlife Move, Armitt House, Monmouth Road, Cheadle Hulme, Stockport, SK8 7EF

Tel: 0161 486 7700 Fax: 0161 485 5858 Email: [move@plumlife.co.uk](mailto:move@plumlife.co.uk)

[www.plumlifemove.co.uk](http://www.plumlifemove.co.uk)