



**Flat 2, 51 Talbot Street  
Southport, PR8 1HS, £95,000  
'Subject to Contract'**

This modernised and very much improved flat is situated to the first floor of a detached, Victorian conversion which enjoys a prominent position near Eastbank Street, Lord Street and the Southport Town Centre. The accommodation, which is accessed by approximately ten external steps, leads via upper ground floor side communal entrance to the first floor. The double glazed and centrally heated accommodation very briefly includes; a private entrance hall, generous in size and further benefits internal store and utility access, an open plan lounge/kitchen/diner offers a large entertaining space, there are two bedrooms and modern style bathroom/Wc. Parking is available to front. Early viewing is advised.



## Communal Entrance

With side entrance access via approximately 10 external steps leads to communal stairwell and access to first floor including automatic lighting.

## First Floor

### Private Entrance Hall

With inner hall including hanging space and leading to separate utility cupboard housing plumbing for washing machine and further working surfaces. Separate inner hall access leads to master bedroom, bathroom including WC.

### Lounge/ Kitchen Diner - 5.56m x 4.57m (18'3" into bay x 15'0")

Upvc double glazed bay window to front of property, open plan access to modern fitted kitchen incorporating a range of built in base units including cupboards and drawers, wall cupboards and working surfaces. Partial wall panelling and appliances include electric oven, four ring electric hob and glazed splash back with funnel style extractor hood above. Space is available for free standing fridge freezer, single bowl sink unit includes mixer tap and drainer and further wall cupboard houses 'Vokera' combination style central heated boiler system.

### Bedroom 1 - 3.73m x 5.16m (12'3" x 16'11" into recess)

Upvc double glazed window, picture rail and coving.

### Bedroom 2 - 4.17m x 2.11m (13'8" x 6'11")

Upvc double glazed window, picture rail and coving.

### Bathroom/ WC - 3.23m x 1.5m (10'7" x 4'11")

Opaque Upvc double glazed side window, three-piece modern white suite incorporates low level WC, vanity wash hand basin with mixer tap and cupboards below, panelled bath with mixer tap and overhead shower connector, part wall panelling and extractor.

## Outside

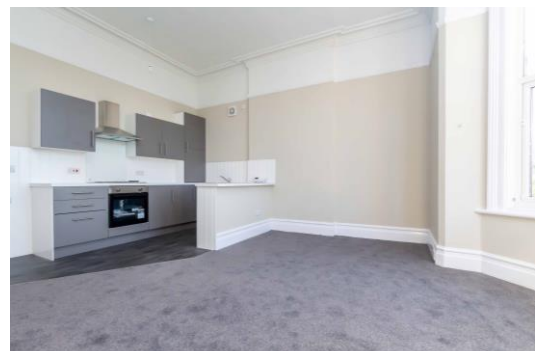
Communal parking to front with hard surface driveway access.

## Council Tax

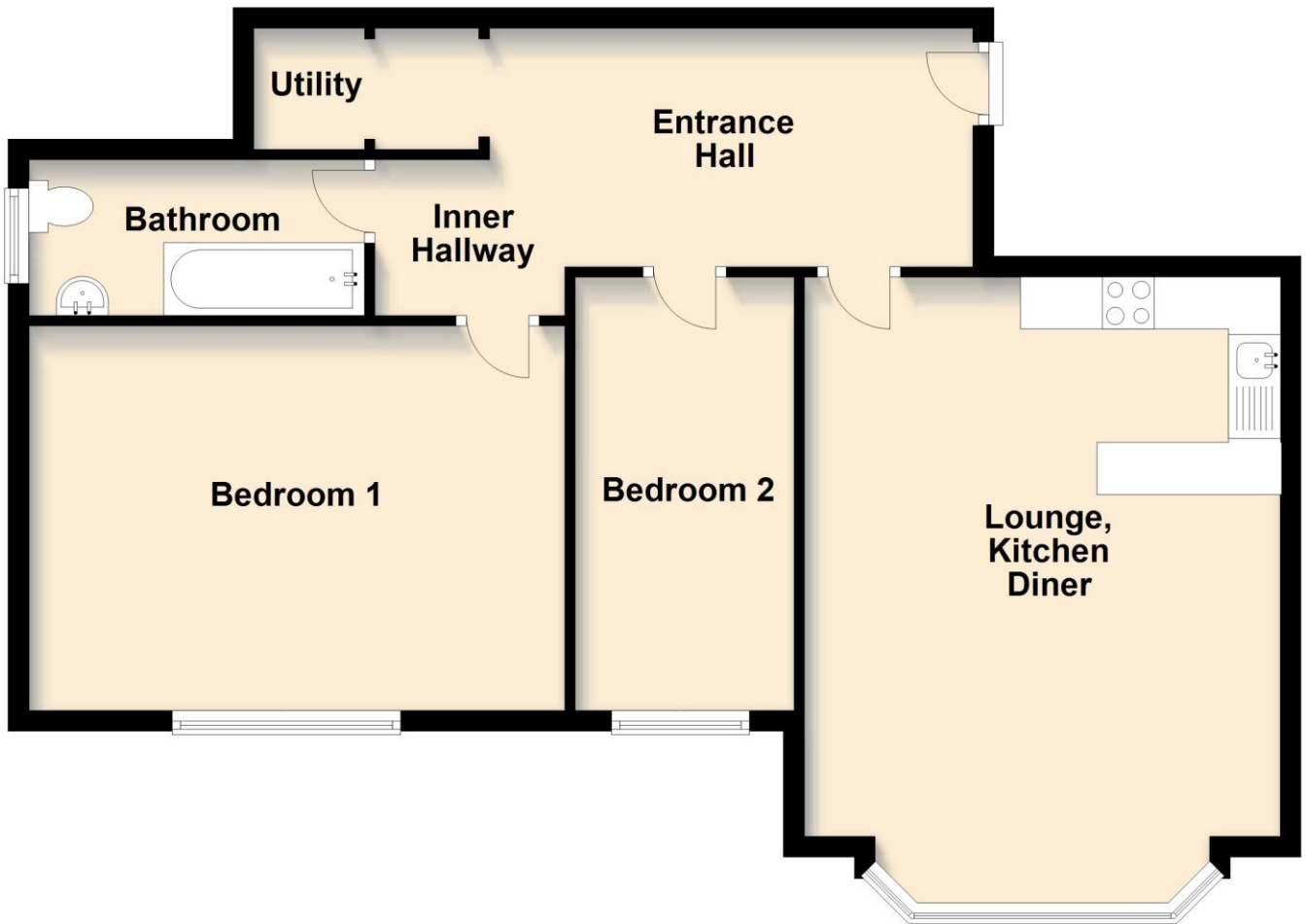
Sefton MBC band B.

## Tenure


Leasehold for 125 years from 1 January 2008A



# First Floor



Floor plans are for illustration only and not to scale  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient – higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 



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