



Flat 3, 31 Talbot Street, Southport

Southport



NICHOLLS  
& BARNES

ESTATE AGENTS

In Excess of £90,000



## Flat 3

31 Talbot Street, Southport

A bright and airy, spacious one bedroom apartment on the ground floor with additional office/nursery space, conveniently located close to the town centre.  
Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- One Spacious Bedroom + Study/Nursery
- Delightful Open Plan Living Space
- Private Off Road Parking
- Centrally Located





**OFF STREET**

1 Parking Space

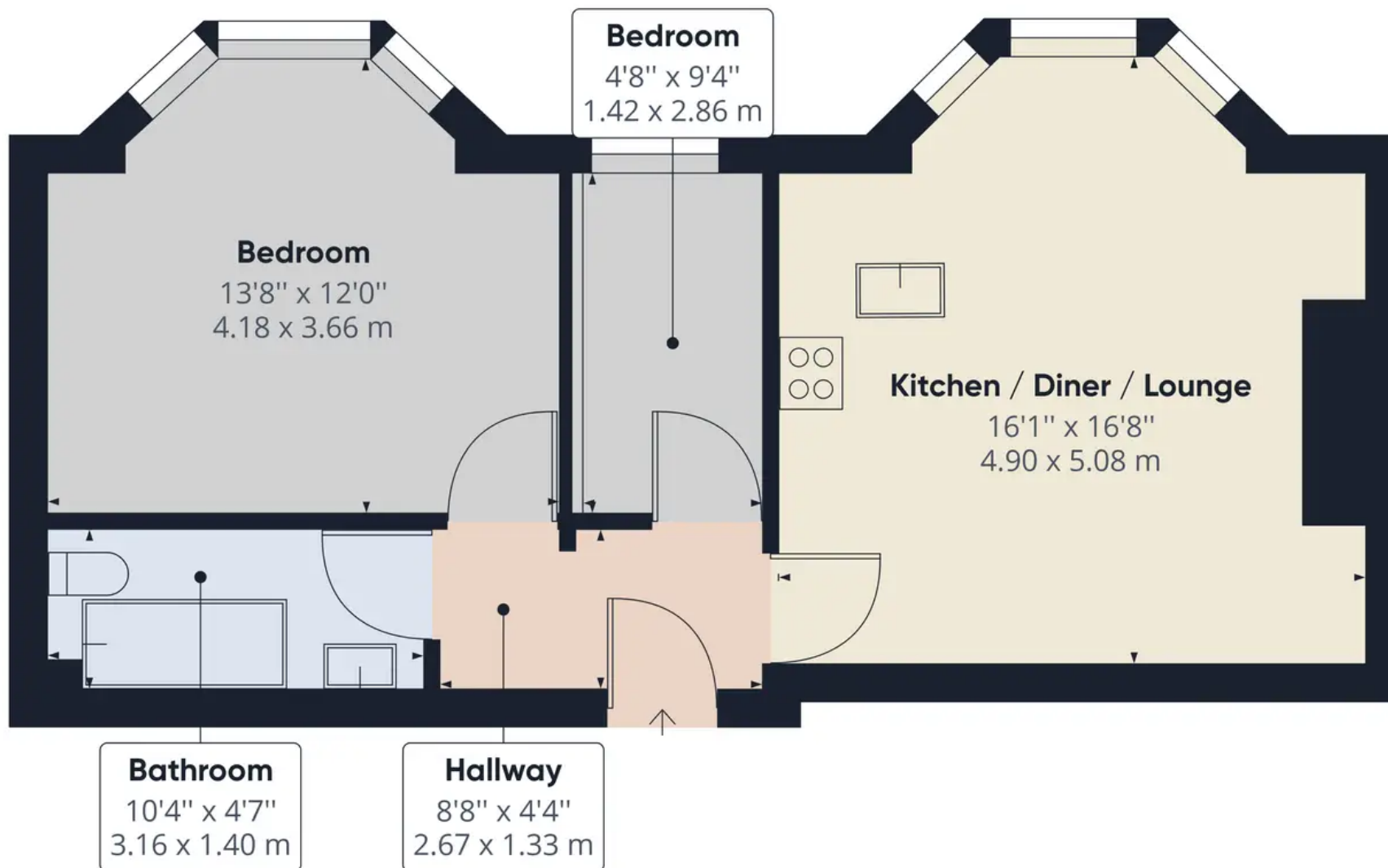
Private residents parking area.











Approximate total area<sup>(1)</sup>

519.88 ft<sup>2</sup>

48.30 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360





## Nicholls and Barnes

Nicholls & Barnes Estate Agents, 43-45 Hoghton Street, Southport PR9 0PG

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