

Brennan Ayre O'Neill

Estate Agents | Surveyors | Property Managers



Leasehold



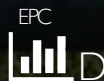
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EPC

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Council Tax

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Talbot Court, Oxton

Guide Price
£239,950

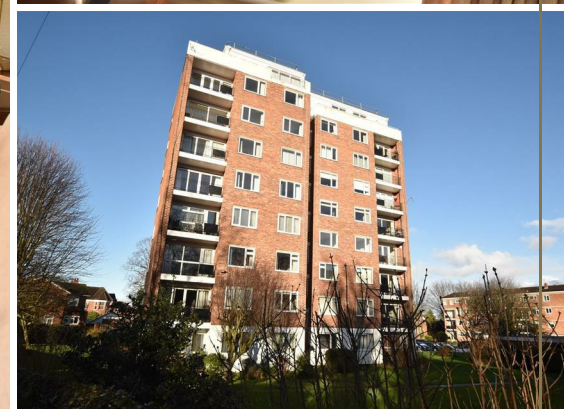
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So this really is a unique opportunity - a penthouse apartment dominating the highest point of Oxtown Village and surrounds - with all the views you could possibly expect (or imagine). For this is the penthouse suite within Talbot Court. A rare to find three bedroomed apartment made even more so by its 360 degree views, the most striking of course being to Liverpool Bay (and the occasional glimpse of Blackpool) to the north west; to Belmont Moor in the West Pennines in the north (also on a clear day) and best of all perhaps to the iconic cityscape of Liverpool and its skyline...

Rare too for to find an apartment that has never been for sale for nigh on 50 years - testament perhaps not just to those thrilling views but to its location, right in the heart of this conservation village, as much as for the floor space, some 1,380 square foot of space - considerably larger than that of an average three bedroomed semi detached house.

Consider all the above and add the fact that this is also an opportunity to upgrade, remodel perhaps and to refurbish. And that opportunity, we say, is enormously exciting. With views and balcony to match the very most prestigious city postcodes 'across the water' - this penthouse could polish up well to be quite a show piece....quite a show stopper.

The apartment covers the whole of this top floor. the room sizes are generous and, of course, naturally bright. A generous hall space offers a welcoming entrance. The living room, combined with dining room space should you require all three bedrooms for bedroom usage, is both quite elegant and grand. two sets of patio doors give access to the balcony. Orientations for the position of these doors are south east and south - perfect. Access from here leads to back to the hall or separately through to the kitchen/breakfast room (with north to west views).



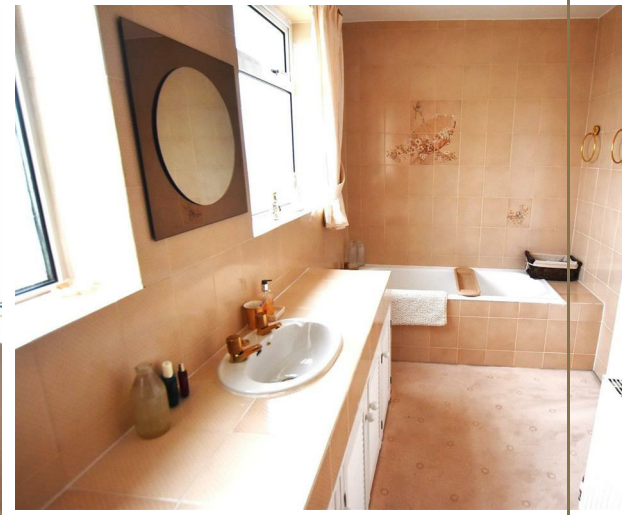


Apart from the cloakroom facilities, the remaining accommodation is along from the extension of the main hall, an inner hall, if you will, which takes you to a large bathroom (five piece suite) and the three bedrooms (one of which is dressed as a dining room).

For those of you wishing to view, we just ask that you are in a position to buy at the time of your viewing please. This is a top (8th) floor apartment. A garage is included in the sale. There is no onward chain.

For directions walk out of the centre of OXton Village along Village Road for a few minutes and Talbot Court will be seen on the right hand side. For Sat Nav: CH43 6UG.

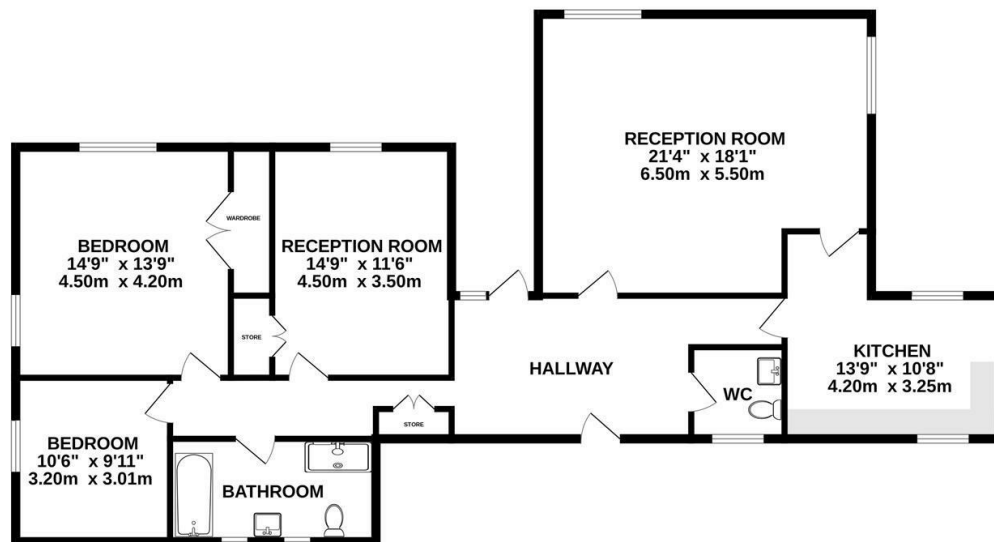






Floor Plan

TOP FLOOR
1380 sq.ft. (128.2 sq.m.) approx.



TOTAL FLOOR AREA : 1380 sq.ft. (128.2 sq.m.) approx.

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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Viewing

Please contact our Brennan Ayre O'Neill - Prenton Office on 0151 608 8586 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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