



**Talbot Street, Southport PR8 1HP**

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.



**Price: £95,000 Subject to Contract**

**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".

**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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**Ground Floor**  
Approx. 48.7 sq. metres (524.1 sq. feet)



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

Karen Potter Estate Agents confirm they have not tested any appliances or services at the property and cannot confirm their working condition or status. Prospective purchasers are advised to carry out their own investigations. The agents also give notice that these details do not constitute an offer or a contract and that no person employed by the agents has any authority to make or give any warranty or representation in relation to this property. All information supplied is believed to be correct but prospective purchasers should satisfy themselves by inspection as to the correctness of the statements contained in these particulars. If prospective purchasers have specific enquiries prior to viewing, please contact us and we will do all we can to clarify before an appointment to view is made. If you are travelling any distance to view a property you are advised to check its availability before setting out. FLOOR PLANS NOT TO SCALE AND FOR ILLUSTRATIVE PURPOSES ONLY.