





Talbot Court, Oxton Prenton CH43 6UD

jones & chapman

welcome to

Talbot Court, Oxton Prenton

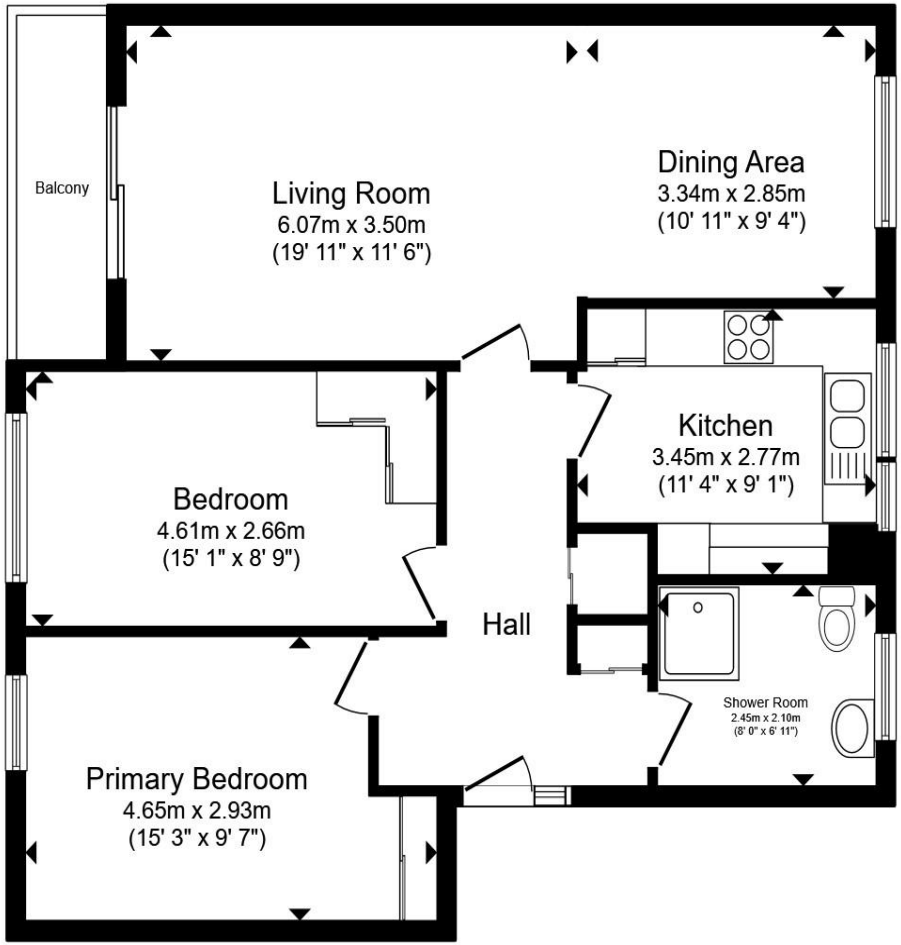
Welcome to this charming and well-presented two-bedroom first floor flat, perfectly positioned in the ever-popular Oxton village, where independent shops, cosy cafés and leafy surroundings are right on your doorstep.
Inside, the property offers a spacious and light-filled lounge with a dedicated dining area, ideal for relaxing evenings or entertaining friends. The separate kitchen provides a practical layout with plenty of storage and worktop space.
There are two well-proportioned bedrooms, alongside a shower room designed for convenience and comfort. Step outside and enjoy your own private balcony, perfect for a morning coffee or winding down at the end of the day.
Further benefits include a garage for secure parking or extra storage, plus access to attractive communal gardens, offering a peaceful green escape.
Whether you're a first-time buyer, downsizer or investor; this fantastic flat, ticks all the boxes for location, lifestyle and low-maintenance living.
Early viewing is highly recommended; this one won't hang around!

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.









Total floor area 77.7 m² (837 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Entrance Hall

Lounge
19' 11" x 11' 6" (6.07m x 3.51m)

Dining Area
10' 11" x 9' 4" (3.33m x 2.84m)

Kitchen
11' 4" x 9' 1" (3.45m x 2.77m)

Bedroom One
15' 3" x 9' 7" (4.65m x 2.92m)

Bedroom Two
15' 1" x 9' 7" (4.60m x 2.92m)

Shower Room

Outside

Garage

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- Two Bedroom First Floor Flat
- Lounge / Diner
- Kitchen
- Shower Room
- Balcony

Tenure: Leasehold EPC Rating: C
Council Tax Band: B Service Charge: 1980.00
Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 31 Mar 1983. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£160,000









Please note the marker reflects the postcode not the actual property

view this property online jonesandchapman.co.uk/Property/PTN116716

The Property Ombudsman

Property Ref:
PTN116716 - 0014

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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