



Curlett Jones Estates

Your Local Property People

Talbot Street,
Southport,
Merseyside.
PR8

75,000



- Three Bedrooms
- Extensive Living Room
- Large Bay Windows
- Southport Town Centre Location
- Family Bathroom
- Off Road Parking
- Chain Free!
- Prime Investment Oppoutunity
- Communal Garden

Ref: PRA12016

Viewing Instructions: Strictly By Appointment Only

Curlett Jones Estates, 631 Lord Street, Southport, PR9 0AN
01704 537950 Hello@CurlettJones.co.uk www.CurlettJones.co.uk

General Description

Curlett Jones are please to present this investment opportunity on Talbot Street in Southport's town centre. This three Bedroom raised ground floor apartment situated close to all local amenities makes for a great investment. Cash Buyers Only.We are acting in the sale of the above property and have received an offer of £80,000 on the above property. Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place.

Accommodation

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:74

Tenure

We are informed that the tenure is Leasehold

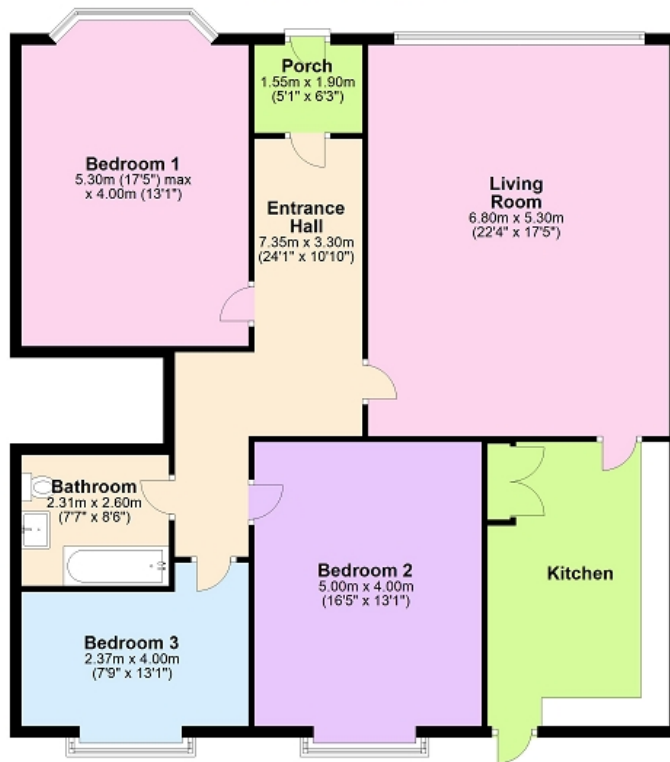
Council Tax

Band C



Floor Plan

Approx. 132.0 sq. metres (1420.3 sq. feet)



Total area: approx. 132.0 sq. metres (1420.3 sq. feet)

All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.