



# Curlett Jones Estates

Your Local Property People

Talbot Street,  
Southport,  
Merseyside.  
PR8 1HS

80,000



- One Double Bedroom
- Prime Investment Opportunity
- Close to all Amenities
- Chain Free!
- Separate Kitchen
- Impressive Communal Rear Garden
- Off Road Parking
- Attractive Facade
- Vacant Property



**Ref: PRA12022**

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 pleased to present this one-bedroom first floor apartment on Talbot Street.

## Accommodation

### Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:67

### Tenure

We are informed that the tenure is Leasehold

### Council Tax

Band A



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.*