

**BerkeleyShaw**  
REAL ESTATE

## Flat 2, 25 Talbot Street, PR8 1HP

**Offers Over £100,000**

This immaculate one-bedroom flat is offered for sale in Southport, providing convenient access to local amenities and excellent public transport links. The property features a separate reception room with large windows, allowing for plenty of natural light, and a well-appointed kitchen that benefits from generous illumination. The master bedroom offers comfortable accommodation, while the bathroom is fitted with a rain shower and a heated towel rail.

Located within walking distance of Southport Town Centre, residents will find an array of shops, cafés, restaurants, and leisure facilities nearby. Victoria Park is also within easy reach, providing a popular green space for outdoor activities. Southport's thriving high street offers further shopping options and entertainment venues.

For commuters, Southport train station is within walking distance, offering direct services to Liverpool Central with journey times typically around 45 minutes. Local bus routes operate throughout the area, providing convenient access to neighbouring communities and other parts of the Merseyside region.

The flat benefits from an EPC rating of D and falls under council tax band A. Residents have access to parking and communal gardens.

This property presents a practical opportunity for both owner-occupiers and investors alike, being well-positioned for those seeking connectivity to both local amenities and public transport. For further information or to arrange a viewing, please contact the agent.



## Entrance hall

Storage cupboard & intercom entry system.

GROUND FLOOR

## Living room

Double glazed windows to bay & radiator.

## Kitchen

Double glazed window, range of wall & base units, electric hob, electric oven, combi boiler, tiled splash back & radiator.

## Bedroom

Double glazed window & radiator.

## Bathroom

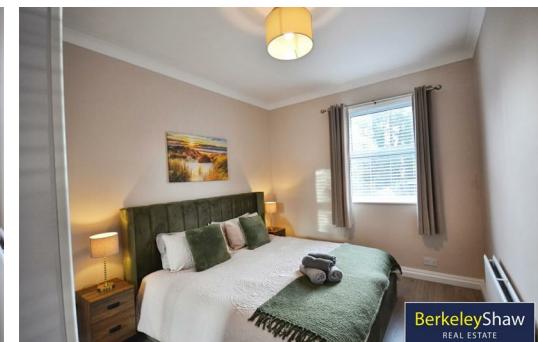
Wc, basin, double glazed window, tiled enclosure around with bath with shower & radiator.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	73
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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 inaccuracy. The plan is for identification purposes only and should not be relied on as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their condition or working order can be given.  
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