



**Flat 2, 31 Talbot Street
Southport, PR8 1HS, 'Starting Bid' £45,000
'Subject to Contract'**

******Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £45,000******

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

Impressively presented ground floor two-bedroom flat close to Lord Street with superb transport links. Tucked away just moments from vibrant Lord Street, this smart ground floor flat is ready to move straight into. A bright through lounge flows into a modern kitchen, complemented by two proper double bedrooms and a fresh bathroom. With cafes, shops, and rail links to Manchester and Liverpool on your doorstep, it's an ideal low-maintenance base. Early viewing is strongly advised.

12A Anchor Street, Southport, Merseyside PR9 0UT
01704 512121 F 01704 512122
sales@christinsley.co.uk www.christinsley.co.uk

Southport's Estate Agent

Chris Tinsley Estate Agents is a trading name of ECT Consultancy Services Limited, Company number 05388167, registered in England and Wales

Communal Entrance

Communal entrance with secure entry system, providing access to the ground floor apartment.

Ground Floor

Private Entrance Hall

Woodgrain-effect laminate style flooring. Base unit housing meters and electrical consumer unit.

Lounge/Kitchen - 7.19m x 2.74m (23'7" x 9'0" overall measurements reducing to 5'11")

Upvc double glazed windows to the front and side. Lounge open plan to a modern fitted kitchen arranged in an attractive white gloss style with a range of built-in base units incorporating cupboards and drawers, wall cupboards and working surfaces. Single bowl sink unit with mixer tap and drainer. Appliances include an electric oven and four-ring gas hob with glazed splashback and funnel-style extractor hood above.

Plumbing available for a washing machine and recess for a fridge. Wall cupboard housing the 'Glow-worm' combination central heating boiler. Partially vinyl-covered flooring.

Bedroom 1 - 4.01m x 3.1m (13'2" into recess x 10'2" overall measurements)

Upvc double glazed window.

Bedroom 2 - 2.36m x 2.44m (7'9" x 8'0")

Upvc double glazed window.

Bathroom/WC - 1.83m x 2.31m (6'0" into recess x 7'7")

Three-piece white suite comprising low level WC, pedestal wash hand basin with mixer tap and tiled splashback, and panel bath with mixer tap and shower attachment. Partial wall cladding and extractor.

Outside

There is visitor parking together with one designated parking space to the front of the development.

Management Information

To the best of our knowledge, and following discussions with the current owner, there is no formal management company currently in place to oversee the day-to-day management and maintenance of the development. Prospective purchasers are advised to satisfy themselves in this regard and seek clarification through their legal representative during the conveyancing process.

Council Tax

We understand from information provided by the local authority that the property is in Council Tax Band A. This information is provided for guidance only and should be verified by the purchaser.

Tenure

We have reviewed the Land Registry title and understand the tenure to be Leasehold. This information is provided in good faith and should be verified by the purchaser's solicitor.

Mobile Phone Signal

Check signal strengths by clicking this link: <https://www.signalchecker.co.uk/>

Broadband

Check the availability by clicking this link: <https://labs.thinkbroadband.com/local/index.php>

Note

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'. This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively. The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

These prices are subject to change. An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments

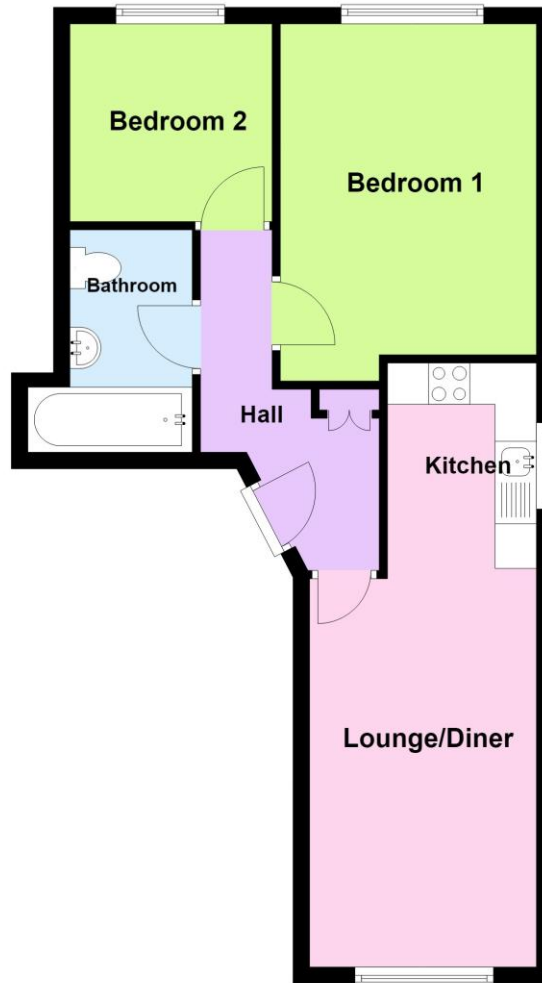
In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of £7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.



Ground Floor

Approx. 47.4 sq. metres (510.3 sq. feet)



Total area: approx. 47.4 sq. metres (510.3 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales		
	EU Directive 2002/91/EC	



Chris Tinsley Estate Agents confirm that 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 or otherwise as to the correctness of the statements contained in these particulars. Floor plans are for illustration purpose only and are not to scale.