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Flat 30 123 Talbot Road **£33,250 for a 35% share**

**Blackpool, FY1 3QX**

* Three Piece Bathroom Suite
* Third Floor
* Close Proximity To The Beach
* Allocated Parking Space
* 35% Share
* Two Balconys
* Two Bedrooms
* Large Kitchen / Diner

Offering NO CHAIN, this is a perfect opportunity to get on the property ladder with this affordable flat available on a fantastic, shared ownership scheme. A third floor two bedroom apartment with a communal entrance with lift and stairs. The property comprises an open plan Kitchen Diner with lounge area, two double bedrooms, three-piece bathroom. Externally there is two private balconies with the front balcony offering excellent views of Blackpool, an allocated parking space to the rear. The property is in convenient location for Town Centre shopping, close to main bus routes and a short walk to the beach. Rent and service charges £477.76 PCM. Lease 111 years remaining.

**Communal Entrance**

**Third Floor**

**Entrance Hallway**

**Bedroom 1** *8' 9'' x 12' 8'' (2.66m x 3.86m)*  
Sliding Doors to the rear.

**Bedroom 2** *10' 6'' x 12' 8'' (3.20m x 3.86m)*  
Window to the rear.

**Bathroom** *6' 3'' x 7' 8'' (1.90m x 2.34m)*  
Three piece suite with toilet, sink and bath with shower over.

**Kitchen/Diner** *19' 9'' x 10' 2'' (6.02m x 3.10m)*  
Range of eye and base level units; hob with extractor over, sink, integrated oven. Window and sliding door to the front.

**Externally**

**Rear Balcony**

**Front Balcony**

***Tenure:*** *We have been advised by the vendor that the property is tbc (please note that details of the tenure should be confirmed by any prospective purchasers solicitor).****Services****: All main services are understood to be connected to the property. No services or appliances have been tested.   
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