



Talbot Road, Oxton, CH43

Guide Price £325,000

Brennan Ayre O'Neill

Estate Agents | Surveyors | Property Managers

Tenure: Leasehold

This seriously is an absolute treat - mostly for its private situation within the Grade II converted Eastcourt, enjoying its own secluded courtyard in a very pretty setting...

Independent access to the apartment sits to the rear of the prestige conversion through a gated entrance point. With the courtyard remaining the focal point throughout, the lion's share of the meticulously presented accommodation enjoys views and access out.

In our client's ownership much of the apartment has been upgraded, sympathetically, including the instal of the rather fine Wren kitchen. Here you'll find soft close cabinetry, plentiful storage, sleek granite work tops and those, now, all important pan drawers...

There's a particularly nice flow to the living quarters; with the large sitting room just off the kitchen - and with its pretty picture windows and doors out to the courtyard, there's a beautiful light that sits here, too. Opened from this space is the formal dining area - you'll note from our photographs, and too, from your viewing, that our client has made superb use of the space, throughout - with a breakfast table sitting in front of the French doors - the versatility is not lost on us.

Out through to the hallway, let's move on to the main bedroom, and much like the sitting room, there's a beautiful light to the room afforded by the French doors out to that gorgeous courtyard - again, do note the space here and just how much furniture the room holds, as well as the built in wardrobes. Beautifully decorated with feature panelling and some rather lovely wallpapering. There's a second double bedroom to the apartment, too, which our client currently uses as a music room/study - a room which will serve easily as a bedroom, or much as the same should you so need.

There's a boutique style four piece bathroom - certainly always an added bonus to have a bath and separate shower, without scrimping on space. A superb addition to the apartment is its utility room - plumbing for washing machine and space for tumble dryer - out away from the kitchen and away from your guests - cook and eat in peace with your utilities hidden away!





The courtyard speaks for itself - a suitably sized space for barbequing and entertaining, or even just morning coffee-ing - without the hassle of mowing the lawn! But if you are tempted by more garden responsibilities - venture out to the communal grounds, where you'll find your like-minded neighbours pottering with the tubs and shrubs, readying themselves for The Secret Gardens of Oxtan. It's absolutely of note that the apartment and its private garden enjoy independent, secure gated access.

The service charge is £150 per month to include ground rent, water rates, bricks & mortar insurance, and £50 per annum towards boiler service charges. There are approx. 965 years left on the lease, with a share of the freehold. The leaseholders manage the property.

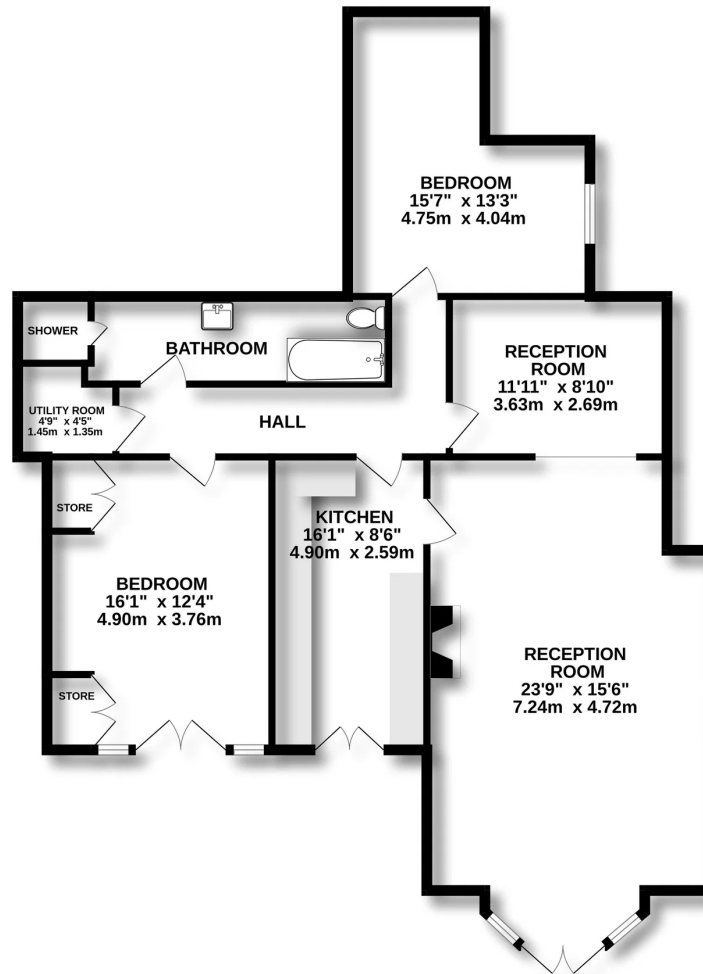
In terms of locale - Eastcourt sits just a ten minute walk from Oxtan Village as well as a short journey through to the city, or up the M53 to further afield. For Sat Nav: CH43 2HH







GROUND FLOOR
1183 sq.ft. (109.9 sq.m.) approx.



TOTAL FLOOR AREA : 1183 sq.ft. (109.9 sq.m.) approx.

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 mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026



- These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract.
- Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.
- No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Brennan
Ayre
O'Neill