



Talbot Road, Oxton, CH43

Guide Price £325,000

Brennan Ayre O'Neill

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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!

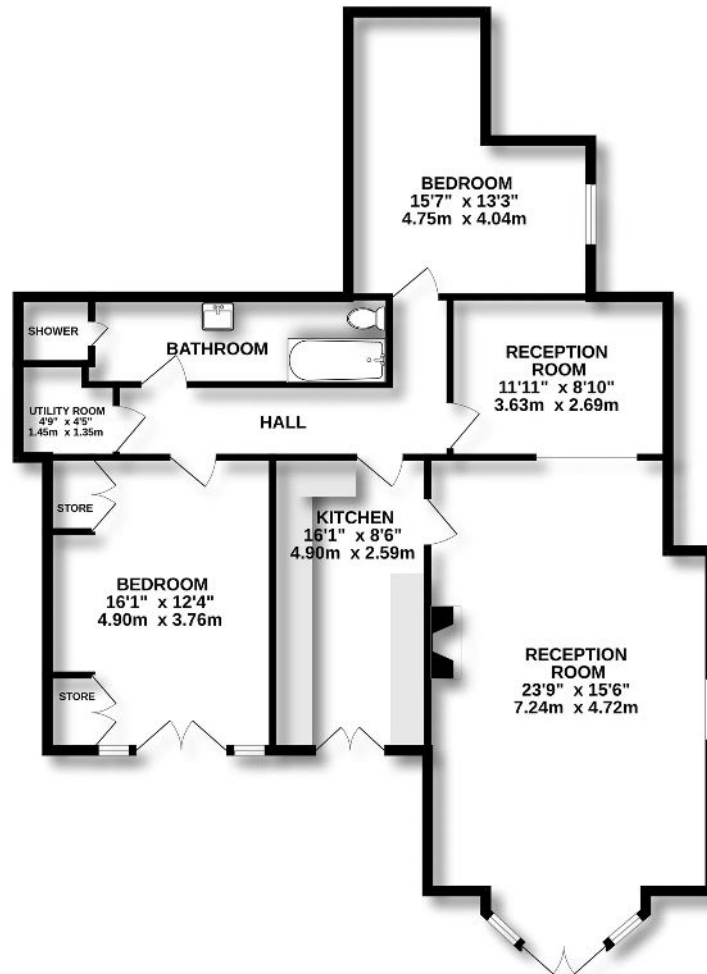
The courtyard speaks for itself - a suitably sized space for barbequing and entertaining, or even just morning coffee-ing - without the hassle of mowing the lawn! But if you are tempted by more garden responsibilities - venture out to the communal grounds, where you'll find







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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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Brennan
Ayre
O'Neill