



## Flat 24, Mayhall Court Westway, Maghull, L31 0EB

£104,950

Are you over 60 and looking for an apartment within easy reach of Maghull Square? With the added extra of the first year's maintenance fee paid up, this could be the perfect apartment for you!

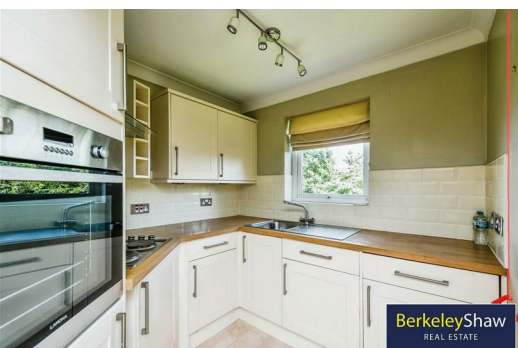
Berkeley Shaw Real Estate brings to the sales market this first floor retirement apartment for over 60's. Occupying a fantastic position with convenient access to Maghull central square and other local amenities. The development has an on-site manager and includes a resident's lounge, kitchen, guest suite, entry phone system and is set in well-maintained communal gardens with the added benefit of communal parking.

Accessed via the communal entrance with, lift access to all floors, the accommodation briefly comprises; private entrance hall with large storage cupboard, living room with double doors to kitchen with fitted units including integrated hob, oven, washing machine and fridge. The bedroom boasts the added bonus of fitted wardrobes and a shower room with large walk-in shower cubicle. Further benefits to the apartment include economy 7 electric heating and double glazing.

There is no onward chain with this purchase, giving any buyer the opportunity for a seamless purchase.

Get in touch today to arrange your viewing!

Tenure: leasehold 101 years remaining on lease  
Service charge: £2,781.90 per annum



## Entrance Hall

large storage cupboard, entry phone system

## Living room

19'9" x 10'9" (6.03 x 3.29)

electric heater, double glazed window, double doors to:

## Kitchen

8'5" x 7'7" (2.59 x 2.32)

stainless steel sink unit with drainer, base and drawer units with worktop surfaces over, matching wall units, integrated oven, hob, washing machine and fridge, midway tiling, double glazed window

## Bedroom

13'6" x 9'0" (4.14 x 2.76)

fitted wardrobes, electric heater, double glazed window

## Shower room

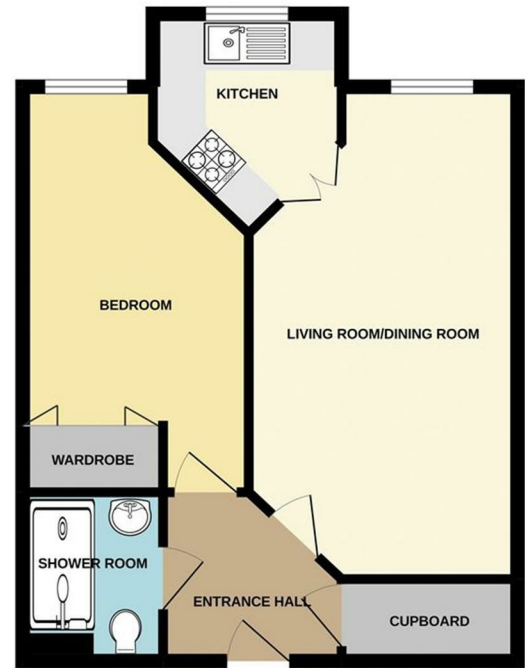
walk-in shower cubicle with mixer shower, wash hand basin in vanity unit, low level w.c, tiled walls, tiled floor, heated towel rail, spotlights to ceiling

## Service & Management Charges

£2718.90 per annum for 1 bed or £52.29 per week

£4078.35 per annum for 2 bed or £78.43 per week

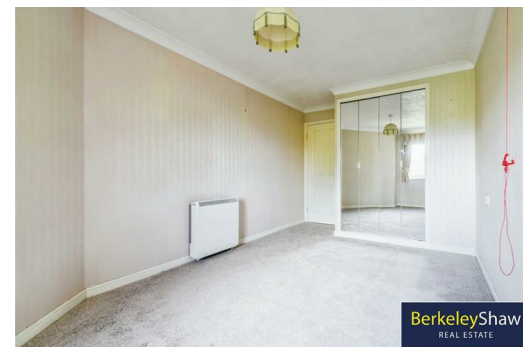
FIRST FLOOR  
477 sq.ft. (44.4 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	84	87
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	

TOTAL FLOOR AREA : 477 sq.ft. (44.4 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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