



## 16 Mayhall Court Westway, Liverpool, L31 0EB

**£100,000**

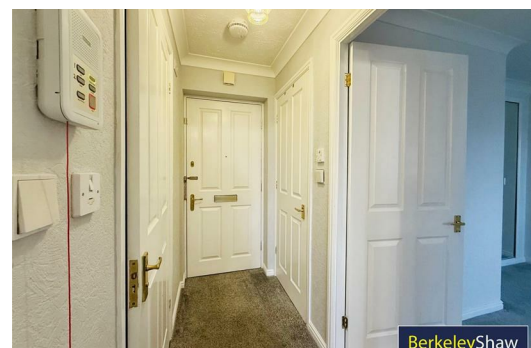
Nestled in the charming area of Westway, Maghull, Liverpool, this delightful one-bedroom retirement apartment offers a perfect blend of comfort and community living. Ideal for those seeking to downsize, this flat is conveniently located close to Maghull Square with local shops, ensuring that all your daily needs are just a short stroll away.

The apartment features a spacious reception room that welcomes you with warmth and light, providing an inviting space for relaxation. The double bedroom offers a peaceful retreat with built in mirrored wardrobe. The modern bathroom boasts a mobility-friendly wet room shower room, catering to the needs of its residents.

Situated on the first floor, this property is easily accessible via a lift, making it suitable for individuals with mobility concerns. Residents can also enjoy the beautifully maintained communal gardens, perfect for leisurely walks or socialising with neighbours. The communal lounge area hosts activities for all residents to socialise together.

With no onward chain, this apartment presents a hassle-free opportunity for those looking to embrace a new chapter in a supportive environment. Whether you are seeking a vibrant community or a tranquil space to call home, this retirement flat in Maghull is an excellent choice.

Leasehold



Hall

Lounge/Diner

18'0" x 11'2" (5.49 x 3.42)

Bedroom

15'7" x 10'11" (4.77 x 3.34)

Shower Room

6'9" x 6'1" (2.07 x 1.86)

Kitchen

9'6" x 6'4" (2.91 x 1.94)

Communal Lounge

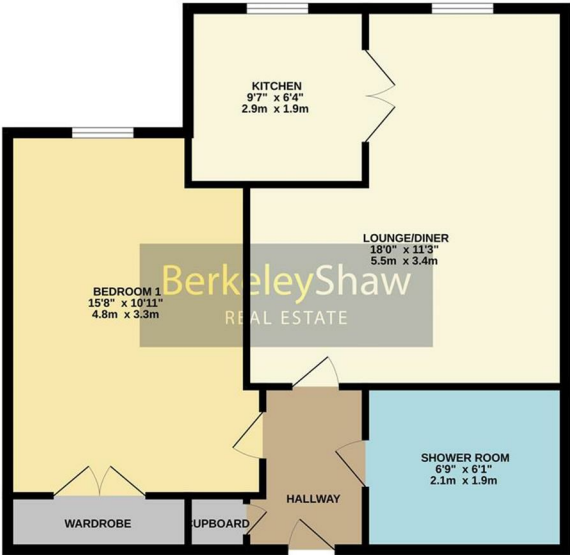
Communal Gardens

Communal Laundry

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	84	86
(81-91) B		
(69-80) C		
(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		

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		

GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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 format, content and appearance of this floor plan is not intended to be a guarantee as to their quality or efficiency can be given. Made with Metreplan 2005.



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