

24 Mayhall Court, Westway, Maghull, L31 0EB



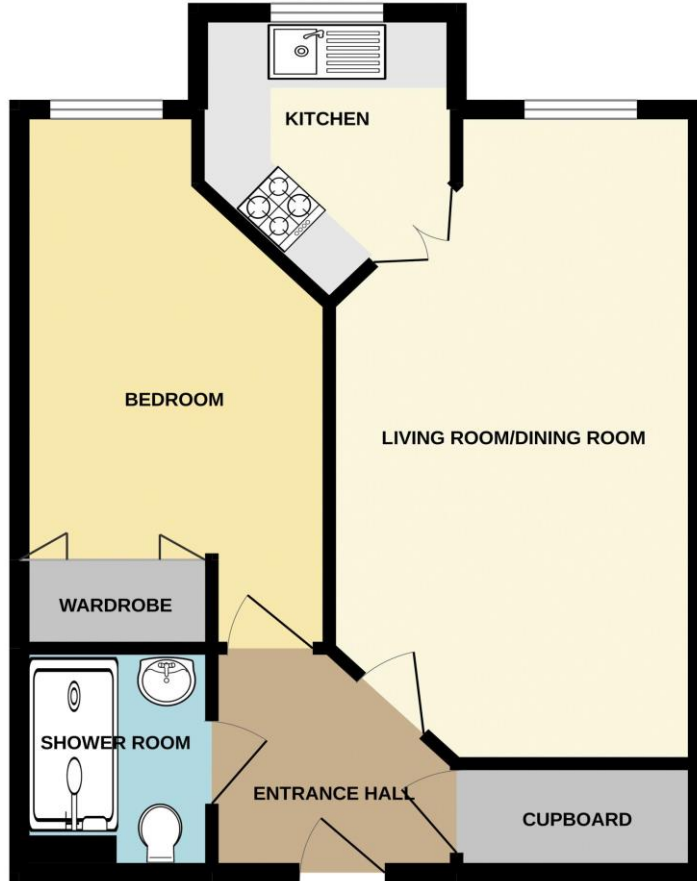
£104,950 (Subject to contract)

SERVICE CHARGES TO BE PAID BY THE SELLER FOR ONE YEAR A first floor retirement apartment for over 60's conveniently located for Maghull central square and other local amenities. The accommodation benefits from economy 7 electric heating, double glazing and comprises communal entrance, lift to all floors, 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. Bedroom with fitted wardrobes and a shower room with large walk-in shower cubicle. The development has an on site manager and includes a resident lounge and kitchen, guest suite, entry phone system and is set in well tended communal gardens with communal parking. No chain

Location:	Mayhall Court is situated opposite Maghull Central Square
Communal entrance	security door system, managers office, residents lounge and kitchen, lift to first floor
Number 24	
Entrance hall	large storage cupboard, entry phone system
Living room	19' 9" x 10' 10" maximum (6.03m x 3.29m maximum) electric heater, double glazed window, double doors to:
Kitchen	8' 6" maximum x 7' 7" (2.59m maximum x 2.32m) 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' 7" x 9' 1" (4.14m x 2.76m) 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
Viewing	Please telephone us on 0151 527 2700 or email sales@iancrane.com to make an appointment to view
Council tax	Council tax band C
Tenure	Leasehold

Ian Crane Estate Agents wish to advise that we have not tested any appliances or services at this property and cannot confirm their working condition or status. Any purchasers must ensure that they appoint a suitably qualified person/contractor to verify the condition of the aforementioned. Measurements are taken using a laser tape and are provided as a guide only, if such information is fundamental to purchase, purchasers must rely on their own enquiries.

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



TOTAL FLOOR AREA: 477 sq.ft. (44.4 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 ©2022

