

24 Chilton Court, Maghull, L31 6EU



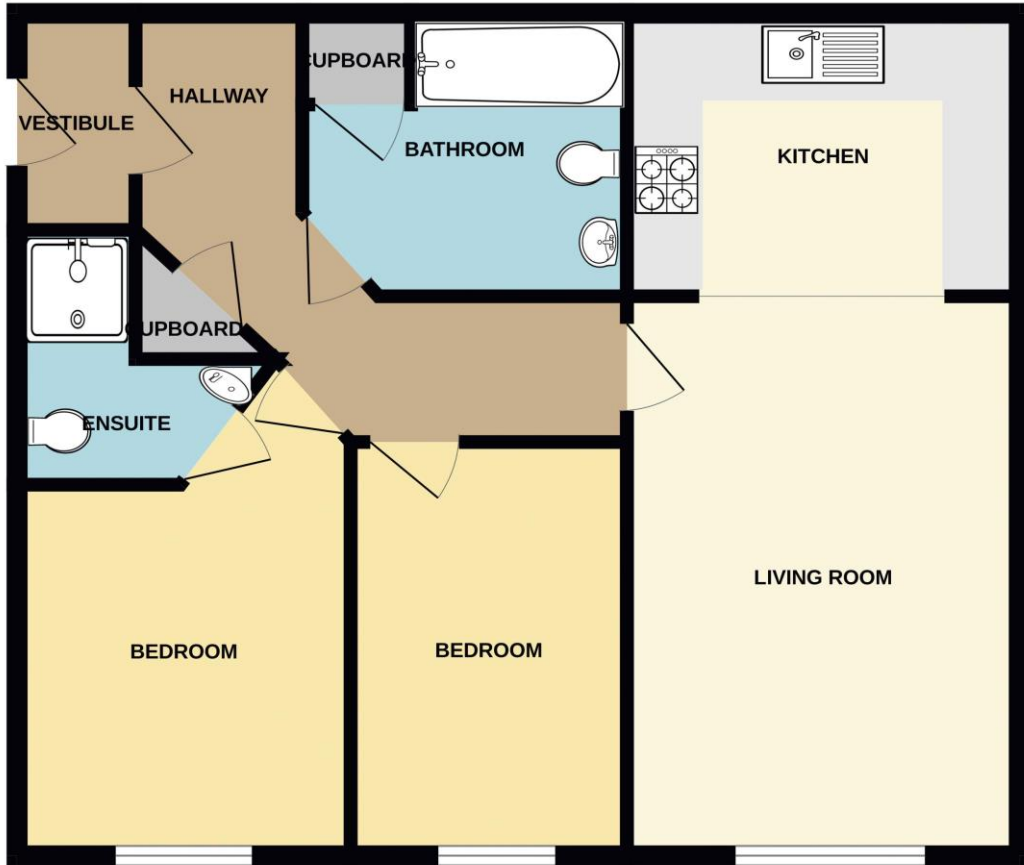
£140,000 (Subject to contract)

An opportunity to purchase a second floor apartment in this modern exclusive development in a secluded residential area of Maghull close to Deyes High School. The accommodation is well presented, includes double glazed windows and electric heating and briefly comprises communal entrance with entryphone system, stairs to second floor, entrance vestibule leading to hallway. The living room is spacious and overlooks the front, this opens to the kitchen which has integrated appliances including oven, hob, washing machine, dishwasher, fridge and freezer. There are two bedrooms, the main bedroom having an en suite shower room with electric shower, bathroom with white suite. Outside there are communal gardens surrounding the property and a car park with communal parking spaces for residents and guests. The property is also sold without an ongoing chain for a potentially easier transaction.

Location:	access to Chilton Court is via Chilton Close which is off Deyes Lane in Maghull
Communal entrance	entryphone system, stairs to all floors
Number 24	
Entrance vestibule	
Entrance hallway	laminated floor covering, storage cupboard
Living room	16' 1" x 11' 0" (4.89m x 3.36m) laminated floor covering, two electric heaters, double glazed window, opening to:
Kitchen	8' 1" x 10' 11" (2.47m x 3.34m) inset one and a half bowl sink unit with drainer, base and drawer units with worktop surfaces over, matching wall units, display cabinets, spotlights to ceiling, integrated electric oven and hob, washing machine, dishwasher, fridge and freezer, laminated floor covering
Bedroom 1	10' 8" x 9' 5" (3.25m x 2.87m) laminated floor covering, electric heater double glazed window
En suite shower room	shower cubicle with Aqualasia electric shower, wash hand basin, low level w.c, part tiled walls, electric heater
Bedroom 2	11' 11" x 7' 9" (3.62m x 2.37m) laminated floor covering, radiator, double glazed window
Bathroom	white suite comprising bath with mixer tap and shower attachment, pedestal wash hand basin, low level w.c, part tiled walls, electric heater, cupboard housing hot water cylinder
Outside	there are lawned communal gardens surrounding the property, a communal car park with ample parking for residents and guests
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.

GROUND FLOOR
681 sq.ft. (63.3 sq.m.) approx.



TOTAL FLOOR AREA : 681 sq.ft. (63.3 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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