



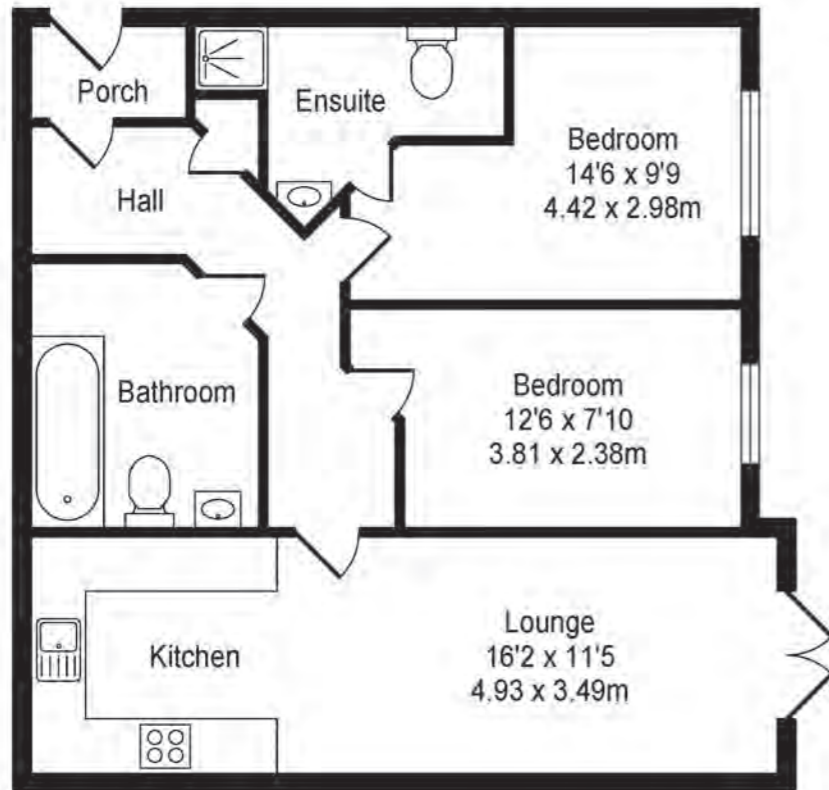
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Chilton Court, Maghull

Total Approx. Floor Area 700 Sq.ft. (65.00 Sq.M.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



Approx. Floor Area 700 Sq.Ft (65.00 Sq.M.)



Tenure: We are advised by our client that the property is Leasehold
 Term of Lease: 999 years from 1st May 2000
 Years Remaining on Lease: 974 years
 Ground Rent: £100 p.a.
 Service Charge: TBC
 Council Tax Band: C
 Details Prepared: 19/03/2025

Every care has been taken with the preparation of these property details but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. These property details do not constitute a contract or part of a contract. We are not qualified to verify tenure of property. Prospective purchasers should seek clarification from their solicitor or verify the tenure of this property for themselves by visiting www.landregisteronline.gov.uk. The mention of any appliances, fixtures or fittings does not imply they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate.



Arnold and Phillips are pleased to present this well-appointed two-bedroom ground-floor apartment, nestled within the highly regarded Chilton Court development in Maghull, Liverpool. Perfectly situated within easy reach of local amenities, including shops, schools, and transport links, this property offers both comfort and convenience. Ideal for first-time buyers, professionals, or those looking to downsize, the apartment provides a welcoming space for modern living with a practical layout.

As you enter the property, a spacious entrance hallway sets the tone for the home. It provides a sense of openness and flow, linking all the rooms effortlessly. The apartment is well laid out, with two good-sized double bedrooms situated at the front of the property. Both rooms are generously proportioned, offering a flexible space that can be tailored to suit your needs. The main bedroom benefits from the added convenience of an en-suite bathroom, complete with stylish tiled finishes, making it a perfect retreat for the homeowner.

The family bathroom is centrally located and offers practicality with a bath and overhead shower, WC, and vanity wash hand basin. Its clean, neutral design means it can be easily adapted to suit various tastes, ensuring it will remain functional for years to come.

The rear of the property is where the heart of the home truly comes to life. A large open-plan kitchen, dining, and living area provides ample space for everyday living. The modern kitchen is well-equipped with a range of established wall, base, and tower units, offering plenty of storage. Integrated appliances are neatly incorporated, with contrasting work-surfaces adding a touch of sophistication. The kitchen extends into a spacious dining area, ideal for enjoying family meals or entertaining guests. This area flows seamlessly into the living space, where modern patio doors open up to a private patio terrace, offering an ideal space for enjoying outdoor moments.

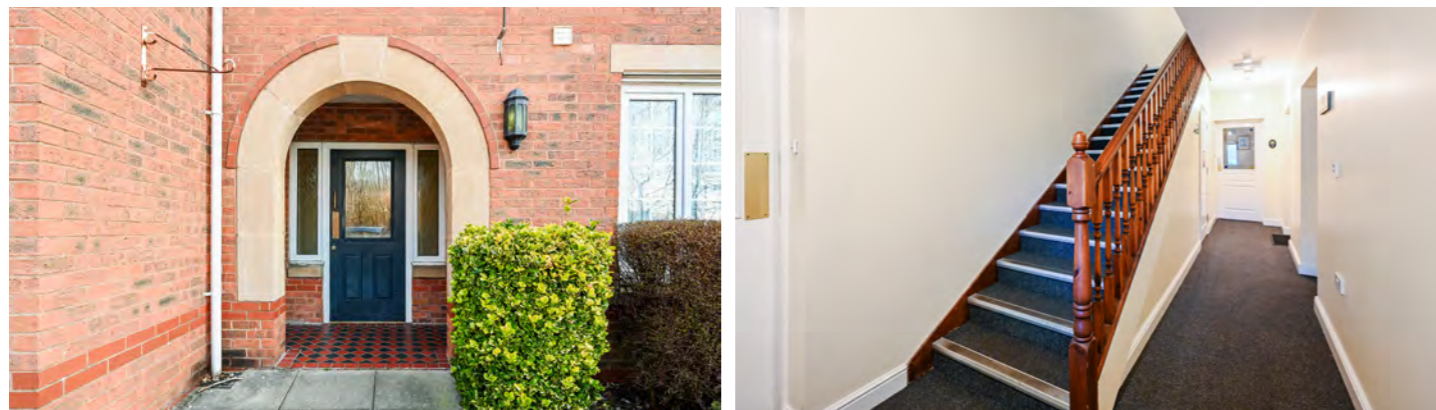
The patio terrace is an excellent addition to the home, providing a private outdoor area where you can relax, enjoy your morning coffee, or dine outside when the weather permits. It's a peaceful retreat, with views of the surrounding communal gardens, adding to the sense of space and tranquillity.

The property also benefits from allocated private parking, offering convenience and peace of mind. Situated within a well-maintained and secure development, the property comes with secure intercom access, ensuring a high level of privacy and safety. The established management company ensures the upkeep of communal areas, making it an easy home to maintain, with a strong sense of community in place.

Offered with no onward chain, this apartment provides the flexibility for you to move in and make it your own. Whether you're looking to modernise the property or simply enjoy it as it is, the potential for personalisation is clear. With gas central heating and double glazing throughout, you can be assured of comfort year-round.

Maghull is a popular area, known for its excellent transport links, with both bus and train services offering easy access to Liverpool and beyond. There are also local shops, supermarkets, and schools nearby, making it a practical choice for families and professionals alike. Whether you're commuting to the city or enjoying the quieter suburban surroundings, this property offers the best of both worlds.

In summary, this ground-floor apartment in Chilton Court offers a fantastic opportunity to secure a modern, well-located home. With its spacious layout, private outdoor space, and proximity to amenities, it would make a perfect home for those looking to settle in a well-connected, vibrant community. Early viewing is highly recommended to fully appreciate all this property has to offer.





KEY FEATURES

- Ground-Floor Apartment
- Two Bedrooms
- Circa 700 Square Feet
- Open-Plan Kitchen, Dining & Living Area
- Private Patio Terrace
- Allocated Parking
- Secure Intercom System
- Well-Maintained Communal Areas



