



ALASTAIR SAVILLE  
ESTATE AGENTS

## 16 Beechcroft, Stafford Moreton Way

£130,000

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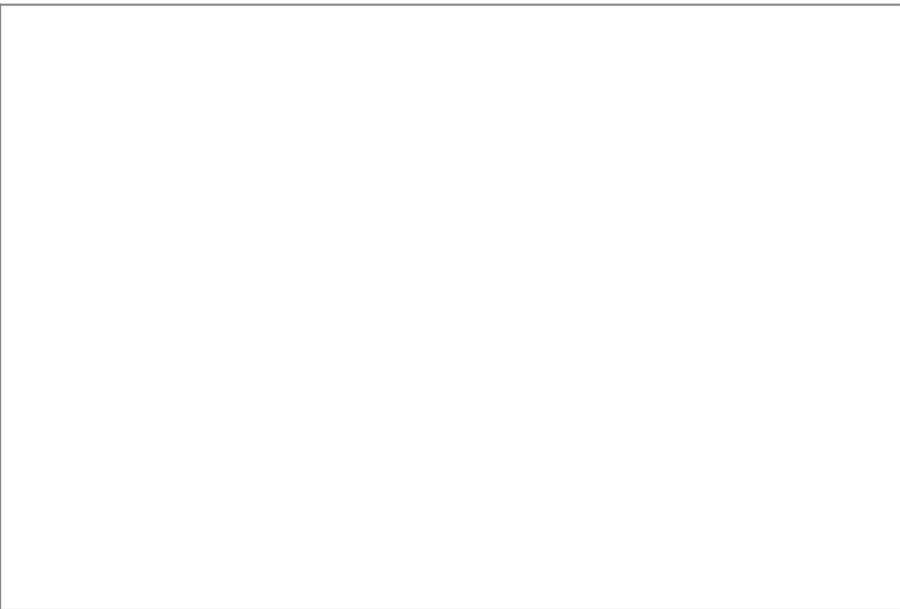
- Ground Floor Apartment
- Two Bedrooms
- Modern Kitchen
- Spacious Shower Room
- Spacious Lounge with Access To Gardens
- Ideally Located Within the Complex
- NO CHAIN
- Council Tax Band C
- EPC D



WELL PRESENTED TWO BEDROOM GROUND FLOOR RETIREMENT APARTMENT, READY TO JUST MOVE IN, SPACIOUS ACCOMMODATION, BUILT IN WARDROBES IN MAIN BEDROOM, MODERN KITCHEN AND SHOWER ROOM. BE QUICK! THIS APARTMENT IS IDEALLY SITUATED WITHIN THE BUILDING AND BENEFITS FROM THE REAR GARDEN BEING VERY PRIVATE AND TUCKED AWAY.

Alastair Saville offer for sale with no chain involved this lovely two bedroom apartment situated in this popular over 60's development. Beechcroft is situated just across the road from Morrisons and close to Maghull's Central Square with its vast array of shops, transport links and local amenities. The apartment itself has been very well looked after by the current owner. Beechcroft has an on site warden, residents lounge, laundry room and gardens and offers a timetable of activities for its residents.





### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	