



Grosvenor Waterford are delighted to offer for sale this stunning duplex apartment with it's own private entrance in Deyes Court, Maghull. Stairs rise to the first floor where there are three reception rooms, as well as a large dining kitchen and a shower room. Further stairs lead to the second floor and two large bedrooms with the master having both an ensuite and a walk in wardrobe. Entrance to the development is via electric security gates with the property benefitting from two designated parking spaces. The current owners have completely renovated the property with new kitchen and ensuite, new floors and internal doors and new front door and recently laid patio. It also has uPVC double glazed windows and gas central heating. A stunning and surprisingly large home with accommodation spread over two floors - needs to be viewed to be fully appreciated.

£220,000



### Entrance Hall

camera intercom system, private front door, stairs to first floor

### First Floor

#### Living Room 14'6" x 15'7" (4.43m x 4.77m)



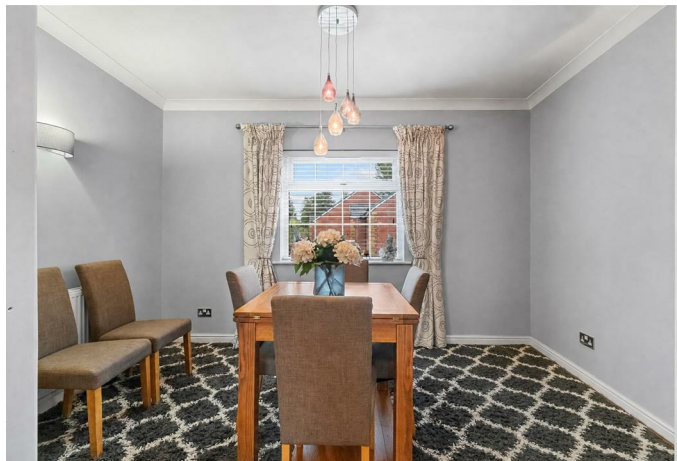
two uPVC double glazed windows to front aspect, two radiators, cork backed laminate flooring fitted in 2025, storage cupboard

#### Family Room 16'11" x 12'9" (5.17m x 3.91m)



uPVC double glazed window to rear aspect, feature fireplace, radiator, laminate flooring, double doors to dining room

#### Dining Room 7'4" x 12'10" (2.26m x 3.92m)



uPVC double glazed window to front aspect, radiator, laminate flooring

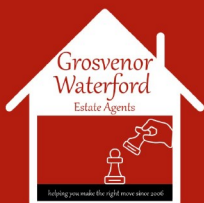
### Inner Hall

storage cupboard, radiator, vinyl floor, stairs to second floor

#### Kitchen 8'9" x 19'9" (2.67m x 6.03m)



fabulous fitted kitchen installed in 2020 with a range of two tone larder, base and wall cabinets with complementary worktops, integrated oven and gas hob with extractor over, integrated dishwasher, space for american style fridge freezer, radiator, tiled splashbacks, vinyl floor, inset ceiling spotlights, uPVC double glazed window and uPVC double glazed french doors with juliet balcony to rear aspect



- 2 Bedroom Duplex

- EPC Rating TBC

- Spacious Accommodation across 2 Floors

- uPVC Double Glazing

- Gas Central Heating

- Quality Finish Throughout

Shower Room 6'7" x 7'10" (2.03m x 2.41m)



modern white suite comprising; shower cubicle with electric shower over, wash hand basin and low level w.c., chrome heated towel rail, vinyl floor and tiled walls

Second Floor

Master Bedroom 16'10" (max) x 20'1" (max) (5.14m (max) x 6.14m (max))



uPVC double glazed windows to rear aspect, radiator, inset ceiling spotlights, built in wardrobes, doors to walk in wardrobe and ensuite, skylight

Ensuite 9'9" x 4'5" (2.98m x 1.36m)



ensuite updated in 2025 with a modern white suite comprising; shower cubicle with mains shower over, wash hand basin in vanity cabinet and low level w.c., chrome heated towel rail, vinyl floor and tiled walls

Bedroom 2 13'7" x 15'7" (4.15m x 4.77m)



uPVC double glazed window to rear aspect, radiator, inset ceiling spotlights, built in wardrobes, skylight

Outside

entry into the development is via electric security gates with communal gardens and two allocated private parking spaces and recently laid private patio area outside the front door

Additional Information

Tenure : Leasehold  
Council Tax Band : D  
Local Authority : Sefton

Agents Note

Every care has been taken with the preparation of these Sales Particulars, but they are for general guidance only and do not form part of any contract. The mention of any appliances, fixtures or fittings does not imply they are in working order or are included in the Sale. Photographs are reproduced for general information and all dimensions are approximate. We are not qualified to verify tenure of the property and have assumed that the information given to us by the Vendor is accurate. Prospective purchasers should always obtain clarification from their own solicitor, or verify the tenure of this property for themselves by visiting [www.gov.uk/government/organisations/land-registry](http://www.gov.uk/government/organisations/land-registry).

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (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 |



