



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	79	80
(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	
WWW.EPC4U.COM			



Westway, Liverpool, L31 0EB



ONE BEDROOM GROUND FLOOR RETIREMENT APARTMENT, READY TO JUST MOVE IN, MODERN FITTED KITCHEN, SHOWER ROOM, PRIVATE PATIO AREA, NO CHAIN.

Alastair Saville are delighted to offer for sale with no chain involved, one bedroom ground floor apartment situated in this popular over 55's development. Mayhall Court is situated just across the road from 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 owners and briefly comprises: entrance hall, lounge with double doors to the kitchen, bedroom with fitted wardrobes and a shower room. Mayhall Court has an on site warden, a lift to all floors, residents lounge, laundry room and gardens and offers a timetable of activities for its residents.

These details have been prepared in accordance with the Estate Agency Act 1979 and the Property Mis-Descriptions Act 1991. The information contained within these details have been prepared in good faith, all measurements and floor plans are for illustrative purposes only and should not be relied upon. The photography contained within these details is for illustrative purposes only. None of the appliances have been tested nor is any warranty or guarantee available from Chess Properties Limited. Any details which are of specific interest to you should be confirmed with the vendor before you make any offers. If there are any aspects of these details you want to check please call us on 0151 520 0001 and we will be happy to confirm any points for you.

Opening Hours: Monday to Friday 9am to 5.30pm • Saturday 9am to 4pm • Sunday 11am to 4pm

Freehold



Alastair Saville Estate Agents
 25 Central Square • Maghull • Liverpool • L31 0AE
 138 Ormskirk Road • Old Roan • Liverpool • L10 3JG
 Tel: 0151 520 0001 • Website: www.alastairsaville.com
 Email: sales@alastairsaville.com • lettings@alastairsaville.com



£128,000



Property Features

- Ground Floor Retirement Apartment
- One Bedroom
- Modern Kitchen & Shower Room
- Lounge
- Communal Facilities

Full Description

COMMUNAL ENTRANCE

Automatic doors with secure intercom entry system, lift to all floors.

ENTRANCE HALLWAY

7' 5" x 7' 0" (2.27m x 2.15m)

Timber entrance door, spacious storage cupboard housing hot water cylinder, laminate flooring.

LOUNGE/DINER

19' 9" x 10' 9" (6.03m x 3.29m)

Double glazed door leading to patio, floor to ceiling double glazed window, (new) electric storage heater, electric fire with marble hearth and surround, double doors leading to:

KITCHEN

8' 9" x 7' 6" (2.69m x 2.29m)

Double glazed window, high and low level units with complementary working surfaces, sink and drainer with mixer tap, electric hob with extractor hood, integrated electric oven, space for under counter fridge and freezer, part tiled walls.

BEDROOM

15' 8" x 9' 1" (4.78m x 2.79m)

Full length double glazed window, fitted wardrobes, electric storage heater.

SHOWER ROOM

6' 10" x 5' 8" (2.09m x 1.75m)

Fully tiled shower cubicle, wash hand basin inset to vanity unit with mixer tap, low level WC, tiled floor, part tiled walls, electric wall mounted heater.

COMMUNAL AREAS

Communal residents lounge to ground floor, laundry room and communal gardens and parking.



COUNCIL TAX BAND A

COUNCIL TAX C

