

30 Beechcroft, Stafford Moreton Way, Maghull, Liverpool, L31 2PH



WELL PRESENTED TWO BEDROOM FIRST FLOOR RETIREMENT APARTMENT, SPACIOUS ACCOMMODATION, MODERN KITCHEN AND SHOWER ROOM. BE QUICK!

Alastair Saville are delighted to offer for sale with no chain involved this lovely two bedroom first floor 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 comprises entrance hall, lounge with bay window, two bedrooms and a spacious shower room. Beechcroft 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.

£125,000

Leasehold



COMMUNAL ENTRANCE Intercom entrance doors. Doors off to various flats, Managers office and Residents Lounge. Lift to first floor. Staircase to the first floor.

ENTRANCE HALL 16' 9" x 4' 11" (5.11m x 1.52m) Entrance door. Intercom entrance system. Night storage heater. Storage cupboard with meters. Doors off to various rooms.

LIVING ROOM 17' 6" x 9' 9" (5.35m x 2.98m) Double glazed Upvc Bay window. Television point. Electric heater. Archway through to the

KITCHEN 8' 3" x 6' 11" (2.54m x 2.11m) Double glazed Upvc window with blinds to the front. Range of wall and base units incorporating worksurfaces with inset stainless steel sink and drainer with mixer tap over. Four ring hob with extractor hood. Built in oven. Space for fridge freezer. Tiled splash backs.

BEDROOM ONE 12' 3" x 11' 7" (3.74m x 3.55m) Double glazed Upvc window. Built in wardrobe. Night storage heater.

BEDROOM TWO 13' 6" x 6' 0" (4.13m x 1.83m) Double glazed Upvc window. Electric heater.

SHOWER ROOM 6' 10" x 5' 9" (2.10m x 1.76m) Suite comprising corner shower cubicle with electric shower, WC and wash hand basin set in vanity unit with cupboard beneath. Mirror and light. Tiled walls. Tiled floor.

EXTERNALLY There is a communal car park to the front of the building for residents and communal gardens to the rear.

AGENTS NOTE

The property is leasehold. The remainder of a 125 lease is in place which started in 1989. The service charge payable annually is £339.21 and the ground rent is a peppercorn.

Council Tax Band- C, Sefton Council.

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



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