



## 31, Beechcroft Stafford Moreton Way, Maghull, Merseyside L31 2PH

£110,000

If you are looking for first floor two bedroom retirement apartment suitable for the over 60's, this could be the apartment for you!

Berkeley Shaw Real Estate is excited to bring to the sales market this two bedroom apartment situated in this popular and sought after development conveniently located for local amenities including Maghull central square.

The well planned and presented accommodation has the benefit of double glazing, electric storage heaters and briefly comprises, communal hallway, private entrance hall, living room with bay window, kitchen with fitted units including oven and hob, two bedrooms and bathroom with electric shower over the bath. There are communal parking spaces to front and communal gardens.

Get in touch to book a viewing straight away!



## Main entrance

communal areas including residents lounge, residents laundry and a guest room for owners visitors

## First floor

### Flat 31

#### Entrance hall

entryphone system, electric heater

#### Living/dining room

17'7" x 9'9" (5.36 x 2.97 (5.35 x 2.96))

electric heater, double glazed bay window, door to:

#### Kitchen

8'3" x 6'11" (2.51 x 2.11)

inset stainless steel sink unit, base and drawer units with worktop surfaces over, wall units, Creda electric hob, Candy electric oven, space for fridge, midway tiling, double glazed window

#### Bedroom 1

14'4" x 9'3" (4.37 x 2.82 (4.38 x 2.81))

electric heater, double glazed window

#### Bedroom 2

13'6" x 5'11" (4.11 x 1.80)

electric heater, double glazed window

#### Bathroom

bath with Triton electric shower over, wash hand basin in vanity unit, low level w.c, tiled walls

#### Outside

communal parking areas for cars, communal gardens to all sides

#### Service charge

We understand the current service charge is £339.21 per month payable to Housing 21 who manage the development

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		
	66	77
	EU Directive 2002/91/EC	
England & Wales		

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		
	EU Directive 2002/91/EC	
England & Wales		

GROUND FLOOR  
567 sq.ft. (52.7 sq.m.) approx.



TOTAL FLOOR AREA: 567 sq. ft. (52.7 sq. m.) approx.  
While every attempt has been made to ensure the accuracy of the figures contained here, measurement of floors, windows, doors and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. The plan is for illustrative purposes only and should be used as a guide only for prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.  
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