



**BerkeleyShaw**

## 40 Westway, Liverpool, L31 0EB

**£130,000**

Are you looking for an active Retirement with like minded people where you can enjoy social activities whilst being in the heart of Maghull?

If you are looking to downsize to sheltered accommodation this second floor apartment (lift access) is perfect for you. With two double bedrooms, a bright dual aspect lounge with Juliet balcony looking over communal gardens, there is a well equipped kitchen and mobility friendly shower room with seat.

The communal areas are clean and welcoming with lots of activities going on if you would like to take part. There is a laundry room with washing machines and dryers. There is plenty of parking for visitors and communal gardens to enjoy in the summer months. Located close to Maghull Shopping Centre with bus stops opposite and car parking.

NO CHAIN

LEASEHOLD

125 years original with 99 years Remaining

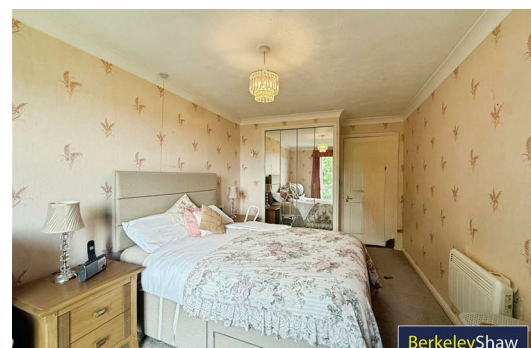
NO GAS AT THIS PROPERTY

Annual Ground Rent Approx. £832

Monthly Service Charge Approx. £416.66



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- Hall
- Communal Dining Room
- Communal Entrance Hall
- Lounge/Diner
- Kitchen
- Bedroom 1
- DOUBLE
- Bedroom 2
- DOUBLE
- Shower Room

| Energy Efficiency Rating                    |         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|---|---------|-----------|---|---------|-----------|
|   | Current | Potential |   | Current | Potential |
| Very energy efficient - lower running costs |         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A                                 |         |           | (92 plus) A   |         |           |
| (81-91) B                                   |         |           | (81-91) B   |         |           |
| (69-80) C                                   |         |           | (69-80) C   |         |           |
| (55-68) D                                   |         |           | (55-68) D   |         |           |
| (39-54) E                                   |         |           | (39-54) E   |         |           |
| (21-38) F                                   |         |           | (21-38) F   |         |           |
| (1-20) G                                    |         |           | (1-20) G  |         |           |
| Not energy efficient - higher running costs |         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales                             |         |           | England & Wales   |         |           |
| EU Directive 2002/91/EC                     |         |           | EU Directive 2002/91/EC   |         |           |

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of floor, window, walls and any other parts are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The accuracy, completeness and appropriateness of the information is not guaranteed. No liability is accepted by the agent for any error, omission or misstatement. Made with MyHomeCadastral



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