



## 26 Mayhall Court, Maghull, Merseyside L31 0EB

### Asking Price £120,000

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

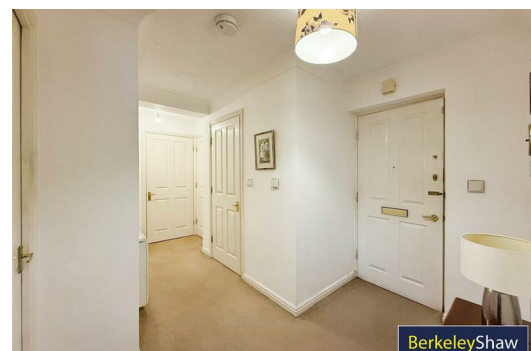
If you are looking to downsize to sheltered accommodation this first floor apartment (lift access) is perfect for you. With two double bedrooms, a bright dual aspect lounge, there is a well equipped kitchen and mobility friendly shower room with seat.

If you like to watch what is going on outside the view is great as you can see over to Maghull Shopping Centre.

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.

NO CHAIN

LEASEHOLD





## Communal Lounge

Intercom facility, hallway, communal lounge and house managers office.

## Entrance Hall

14'6" x 8'9" (4.43 x 2.67)

Electric wall heater, two storage cupboards and intercom.

## Lounge

14'8" x 11'6" (4.47 x 3.51)

Two double glazed windows to two elevations, electric wall heater and door leading through to;

## Kitchen

8'11" x 5'2" (2.72 x 1.57)

Double glazed window, a range of high and low level kitchen units with complimentary working surfaces, part tiled walls, electric hob, extractor fan above, oven, stainless steel sink and drainer, fridge space and freezer space.

## Bedroom 1

13'8" x 9'3" (4.17 x 2.82)

Double glazed window, electric wall heater and built in mirrored wardrobes.

## Bedroom 2

13'9" into recess x 7'8" (4.19 into recess x 2.34)

Double glazed window and electric wall heater.

## Shower Room

6'11" x 5'5" (2.12 x 1.66)

A double shower cubicle, 'PVC' walls, vanity sink unit, 'WC', part tiled walls and extractor fan.

## Outside

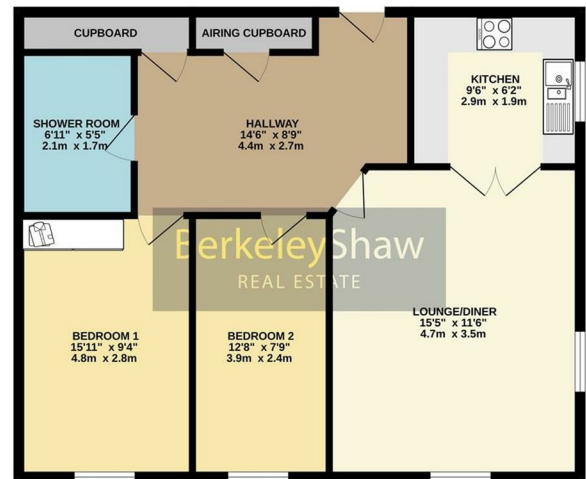
To the outside there is allocated parking, communal gardens with lawn and well stocked borders filled with shrubs and trees.

## Communal Laundry

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		
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  
782 sq.ft. (72.6 sq.m.) approx.



TOTAL FLOOR AREA: 782 sq.ft. (72.6 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the figures contained here, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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