



## 24 Chilton Court, Liverpool, L31 6EU

£140,000

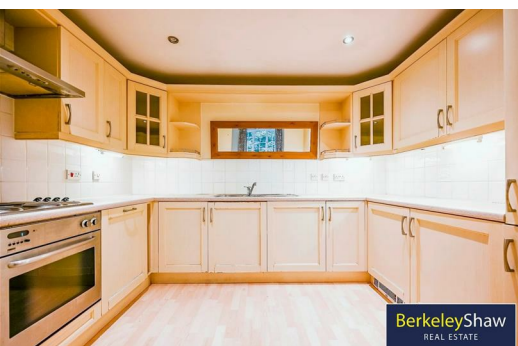
Berkeley Shaw Real Estate is delighted to bring you the opportunity to purchase a second-floor apartment in this modern exclusive development in a secluded residential area of Maghull, close to Deyes High School.

The apartment is ideally positioned for access to a wide range of amenities with a range of shops available close by and easy access to Maghull Train Station, making this a perfect buy for commuters.

Situated on the second floor and accessed via the communal entrance with secure phone entry system and stairs access. The accommodation comprises entrance vestibule leading to hallway. The living room is spacious and overlooks the front of the development, opening to the kitchen. The kitchen boasts integrated appliances including oven, hob, washing machine, dishwasher, fridge and freezer. Completing the layout are two bedrooms, the main bedroom having an en suite shower room with electric shower, bathroom with white suite. Externally, the development benefits from communal gardens and a car park with communal parking spaces for residents and guests.

Further benefits to the property include no onward chain, gas central heating & double glazing.

Get in touch straight away to arrange a viewing before this is snapped up by a lucky buyer!



## Entrance Hallway

laminate floor covering, storage cupboard

## Living Room

16'0" x 11'0" (4.89 x 3.36)

laminate floor covering, two electric heaters, double glazed window, opening to:

## Kitchen

8'1" x 10'11" (2.47 x 3.34)

inset one and a half bowl sink unit with drainer, base and drawer units with worktop surfaces over, matching wall units, display cabinets, spotlights to ceiling, integrated electric oven and hob, washing machine, dishwasher, fridge and freezer, laminate floor covering

## Bedroom 1

10'7" x 9'4" (3.25 x 2.87)

laminate floor covering, electric heater double glazed window

## En suite shower room

shower cubicle with Aqualasia electric shower, wash hand basin, low level w.c, part tiled walls, electric heater

## Bedroom 2

11'10" x 7'9" (3.62 x 2.37)

laminate floor covering, radiator, double glazed window

## Bathroom

white suite comprising bath with mixer tap and shower attachment, pedestal wash hand basin, low level w.c, part tiled walls, electric heater, cupboard housing hot water cylinder

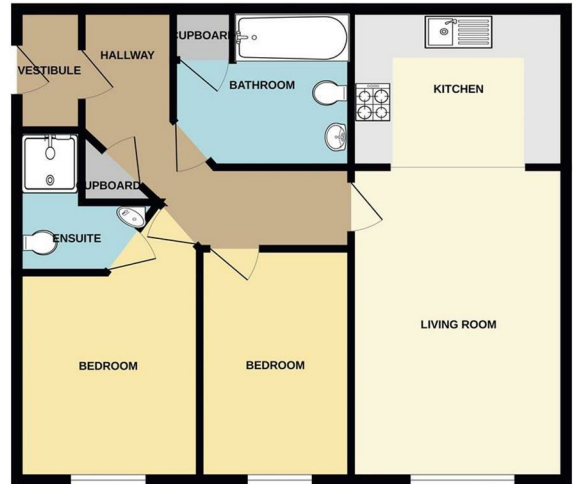
## Outside

there are lawned communal gardens surrounding the property, a communal car park with ample parking for residents and guests

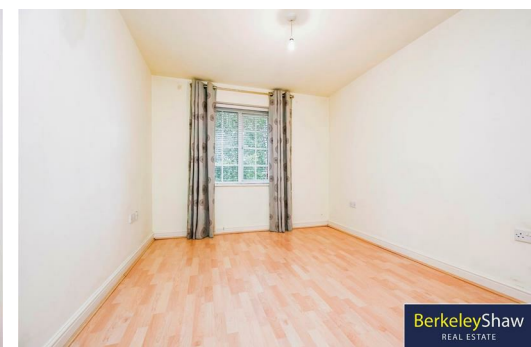
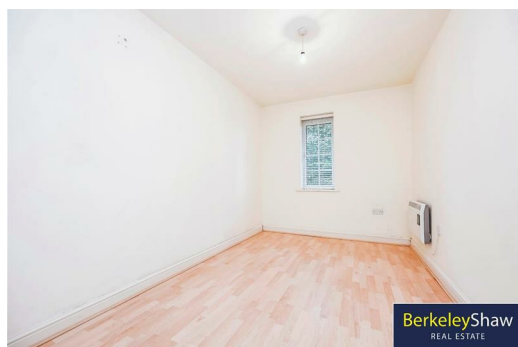
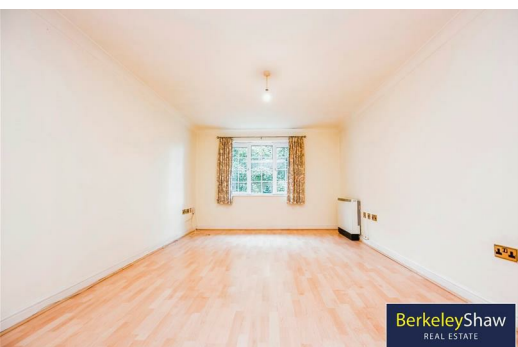
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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			
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(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR  
681 sq.ft. (63.3 sq.m.) approx.



TOTAL FLOOR AREA: 681 sq. ft. (63.3 sq. m.) approx.  
While every effort has been made to ensure the accuracy of the figures contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan, for illustrative purposes only and should be used as a guide for the prospective purchaser. The services, fixtures and fittings shown here are not intended and no guarantee as to their operability or efficiency can be given.  
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