# BerkeleyShaw



## 31, Beechcroft Stafford Moreton Way, Maghull, Merseyside L31 2PH £120,000

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

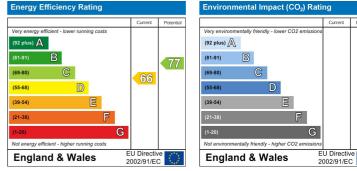
bath with Triton electric shower over, wash hand basin in vanity unit, low level w.c, tiled walls

#### 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







TOTAL FLOOR AREA: 567 sq.ft. (52.7 sq.m.)	approx.
Whilst every attempt has been made to ensure the accuracy of the floorpian o of doors, windows, rooms and any other items are approximate and no respo- omssore or mo-statement. They plans is for italiantie purpose sorial and she prospective purchaser. The services, systems and applances shown have no as to here operability or efficiency cab be given.	nsibility is taken for any error, suid be used as such by any been tested and no guarantee





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