



## 24 Chilton Court, Maghull, L31 6EU

Asking Price £140,000

An 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 accommodation is well presented, includes double glazed windows and electric heating and briefly comprises communal entrance with entryphone system, stairs to second floor, entrance vestibule leading to hallway. The living room is spacious and overlooks the front, this opens to the kitchen which has integrated appliances including oven, hob, washing machine, dishwasher, fridge and freezer. There are two bedrooms, the main bedroom having an en suite shower room with electric shower, bathroom with white suite. Outside there are communal gardens surrounding the property and a car park with communal parking spaces for residents and guests.

The property is also sold without an ongoing chain for a potentially easier transaction.



## Communal entrance

entryphone system, stairs to all floors

## Number 24

## Entrance vestibule

## Entrance hallway

laminate floor covering, storage cupboard

## Living room

16'1" x 11'0" (4.90 x 3.35 (4.89 x 3.36))

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

## Kitchen

8'1" x 10'11" (2.46 x 3.33 (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

10'8" x 9'5" (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

11'11" x 7'9" (3.63 x 2.36 (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

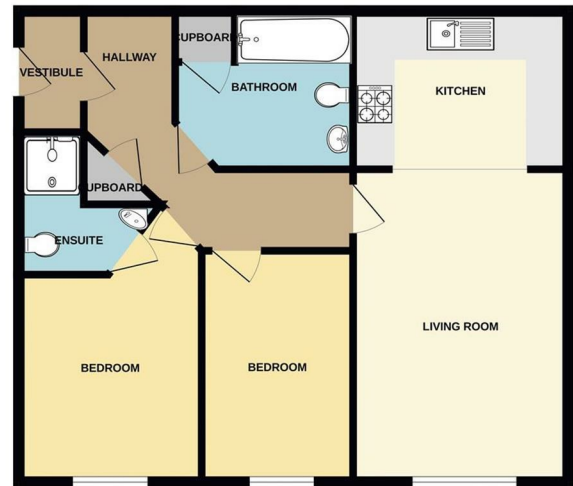
## Outside

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			
(39-54) E			
(21-38) F			
(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 attempt 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 only purpose of providing a general impression of the property. The services, fixtures and fittings shown are not intended and no guarantee as to their operability or efficiency can be given.  
Mark & Morgan (2024)



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