



## 24 Mayhall Court Westway, Maghull, L31 0EB

Asking Price £104,950

FIRST YEARS MAINTENANCE FEE PAID - A first floor retirement apartment for over 60's conveniently located for Maghull central square and other local amenities. The accommodation benefits from economy 7 electric heating, double glazing and comprises communal entrance, lift to all floors, private entrance hall with large storage cupboard, living room with double doors to kitchen with fitted units including integrated hob, oven, washing machine and fridge. Bedroom with fitted wardrobes and a shower room with large walk-in shower cubicle. The development has an on site manager and includes a resident lounge and kitchen, guest suite, entry phone system and is set in well tended communal gardens with communal parking. No chain





## Communal entrance

security door system, managers office, residents lounge and kitchen, lift to first floor

## Number 24

### Entrance hall

large storage cupboard, entry phone system

### Living room

19'9" x 10'10" maximum (6.02 x 3.30 maximum (6.03 x 3.29 maximum))

electric heater, double glazed window, double doors to:

### Kitchen

8'6" maximum x 7'7" (2.59 maximum x 2.31 ( maximum x 2.32))

stainless steel sink unit with drainer, base and drawer units with worktop surfaces over, matching wall units, integrated oven, hob, washing machine and fridge, midway tiling, double glazed window

### Bedroom

13'7" x 9'1" (4.14 x 2.77)

fitted wardrobes, electric heater, double glazed window

### Shower room

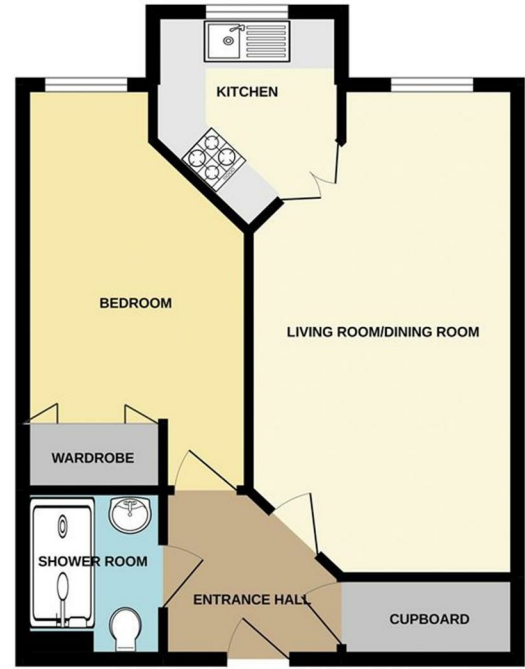
walk-in shower cubicle with mixer shower, wash hand basin in vanity unit, low level w.c, tiled walls, tiled floor, heated towel rail, spotlights to ceiling

## Service & Management Charges

£2718.90 per annum for 1 bed or £52.29 per week

£4078.35 per annum for 2 bed or £78.43 per week

FIRST FLOOR  
477 sq.ft. (44.4 sq.m.) approx.



TOTAL FLOOR AREA : 477 sq.ft. (44.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.  
Made with Metropix CS202

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