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Asking Price £135,000 Leasehold

2 Bedroom, Apartment - Retirement

8, Beechcroft Stafford Moreton Way, Maghull, Liverpool, Merseyside, L31 2PH

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**Churchill**  
Sales & Lettings  
Retirement Property Specialists

# Beechcroft

Nestled in a popular residential area of Maghull and close to the canal, Beechcroft is a stunning development comprising of 9 one-bedroom apartments and 28 two-bedroom apartments all located on ground and first floor.

Beechcroft is an ideal location for all public transport with great road and rail links. Maghull and Maghull North stations are just a short walk or bus ride away, as well as regular public bus services with stops conveniently located near the development. For trips further afield, the nearest airport is Liverpool John Lennon Airport which is 17 miles away or Manchester Airport which is 29 miles away which are all well served by close motorway connections.

Local shops are just a short stroll across the road having a local butcher, pharmacy, Morrisons, Sainsbury's express, Home & Bargains hairdressers, post office, bakery, several pubs and wine bars and more. Aintree shopping park and Aintree Racecourse Retail Park are all within a 10-minute bus or train ride away which includes a much wider variety of larger branded stores including, Marks & Spencer, Next, Hobbycraft, TK Maxx, Range, Boots, Nando's, B & Q plus many more.

The Lodge manager is on hand throughout the day to support the Owners with any concerns or suggestions. The lodge manager maintains and keeps the development in perfect shape as well as arranging many regular events in the Owners' Lounge from coffee mornings, keep fit sessions to bingo nights and charity events.

Beechcroft has its own laundry room comprising of washing machines & Dryers for its owners to use.

Beechcroft has its own wellbeing Suite for all owners to use we have a mobile Hairdresser that visits the lodge on Tuesday's new owners are always welcome via appointment.

A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use of the Guest Suites at all Churchill Living developments across the country. Prices are available from the Lodge Manager.

Beechcroft has been designed with safety and security at the forefront. The apartment has an emergency Careline system installed, monitored by the onsite Lodge Manager during the day and 24 hours, 365 days a year by the Careline team. Careline integrated intruder alarm, secure door entry system and sophisticated fire and smoke detection systems throughout both the apartment and communal areas provide unrivalled peace of mind.

Beechcroft is managed by the award-winning Churchill Estates Management, working closely with Churchill Living and Churchill Sales & Lettings to maintain the highest standards of maintenance and service for every lodge and owner.

Leasehold Properties were originally granted on a 125-year lease in 1989.

Beechcroft requires at least one apartment resident to be over the age of 60 with any second resident over the age of 55.



# Property Overview

DRAFT PARTICULARS - Awaiting verification from the seller

**\*\*TWO BEDROOM GROUND FLOOR RETIREMENT APARTMENT\*\***

Welcome to Beechcroft! Churchill Sales & Lettings are delighted to be marketing this lovely two bedroom ground floor apartment. The property is located at the rear of the development and offers views of the communal gardens.

The Living Room offers a feature electric fireplace with attractive surround. There is ample space for living and dining room furniture. A large sliding door provides access to the communal gardens as well as letting lots of natural light in.

The Kitchen offers plenty of storage with a range of eye and base level units with working surfaces over and tiled splashbacks. There is a built in oven, 4 ring electric hob with extractor hood over and a built in fridge/freezer. A window provides light and ventilation.

Bedroom One is a good size double room with built in mirrored wardrobe as well as a walk in wardrobe. A large window keeps this bedroom bright and light.

Bedroom Two could be used as a separate Living Room, Study or Hobby Room.

The Shower room is tiled all over and offers a large curved shower with handrail, a WC and wash hand basin with vanity unit beneath.

Perfectly complementing this apartment is a useful storage cupboard located in the hallway.

Call us today to book your viewing at Beechcroft!



# Features

- Two bedroom ground floor apartment with garden views
- Lodge Manager Available 5 Days a Week
- Owners' Lounge with regular social events
- Great Location Close to the Shops & Excellent Transport Links
- 24 Hour Careline System for Safety and Security
- Owners' private car park
- Landscaped gardens



# Key Information

Service Charge (Year ending 31st December 2025):  
£4,296.66 per annum.

Approximate Area = 623 sq ft / 57.8 sq m  
For identification only - Not to scale

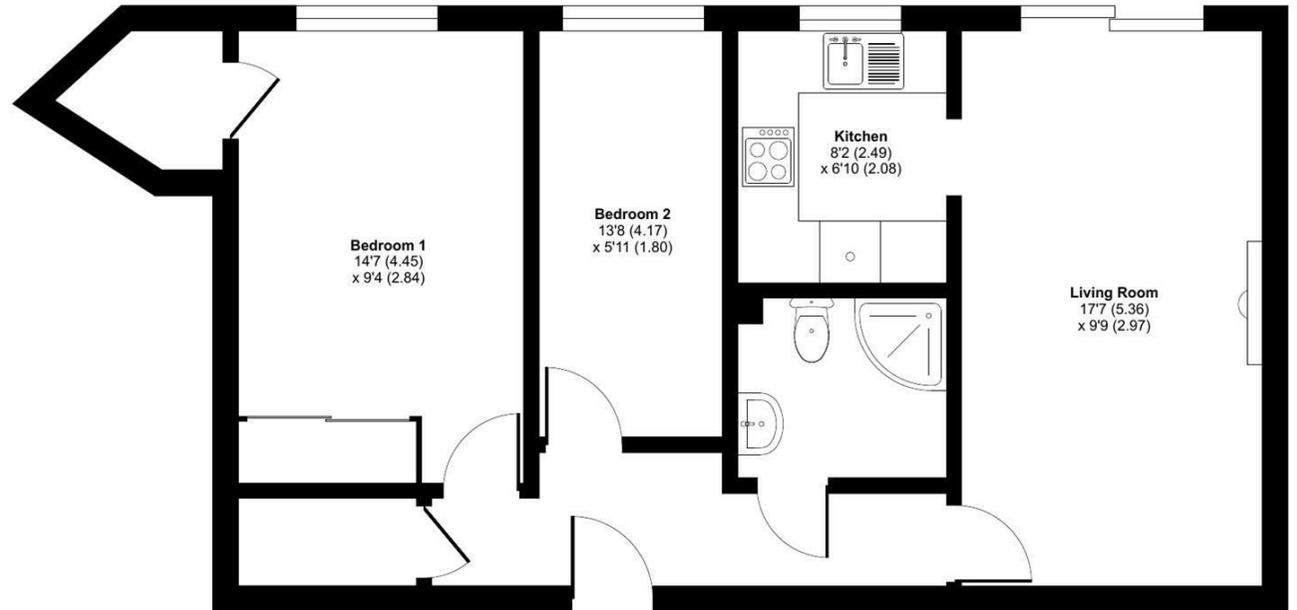
Ground Rent: None

Council Tax Band: B

125-year Lease commencing 31st August 1989

Please check regarding Pets with Churchill Estates Management. Any consents given in relation to pets are subject to the terms of the lease and any further rules and regulations made by Churchill Estates Management

Service charges include: Careline system, buildings insurance, water and sewerage rates, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance, lodge manager and a contribution to the contingency fund.



EPC Rating: C

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2024. Produced for Churchill Sales & Lettings Limited. REF: 1219124

DESCRIPTION Measurements are approximate and some may be maximum on irregular walls.

CONSENTS We have not had sight of any relevant building regulations, guarantees or planning consents. All relevant documentation pertaining to this property should be checked with your legal advisor before exchanging contracts.

Property Particulars Disclaimer: These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Consumer Protection from Unfair Trading Regulations, 2008. Nor do they constitute a contract, part of a contract or a warranty.



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