



- Two bedroom duplex apartment
- Four piece bathroom suite
- Communal gardens
- Secure parking
- Electric entrance gates
- Video entrance





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	77	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC 		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C	76	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales EU Directive 2002/91/EC 		

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Two bedroom Duplex apartment situated in Maghull, L31 with excellent transport links into Liverpool City Centre as well as M57/M58 motorways. Deyes Court is located in a highly sought after area and benefits from having secure communal parking (2 x cars) as well as well maintained communal gardens. This property has video entrance, Security alarm and is situated 0.5 miles from Maghull North train station.

Accommodation Comprises of:

First floor:

Well maintained Entrance Hall with Karndean flooring

Fitted Kitchen - 4.1m - 4.7m - Comprising a matching range of fitted, white gloss wall, base and drawer units with roll top work surfaces incorporating a sink with mixer tap and drainer. Space for Range Style cooker, plumbing for automatic washing machine.

Open aspect Lounge/ Dining Room - 6.3m - 5.8m - A bright and spacious Living Area with Karndeen flooring, uPVC DG window and uPVC DG Patio Doors leading to the Juliet Balcony. Large storage cupboard with uPVC DG frosted window.

Bedroom One - 3.7m - 3.5m A spacious and beautifully presented double bedroom. With a range of fitted Bedroom furniture - (wardrobes with spot lights, drawers and vanity area)

Second floor:

Bedroom Two with an open beamed ceiling - 6.8m - 4.8m - A substantial main bedroom comprising a range of fitted wardrobes with sliding doors, uPVC DG window and Sky light allowing natural light into the room.

The original Shower room and third bedroom have been combined to create a beautiful four piece Bathroom suite - free standing bath, large shower cubicle, low level w/c and a wash basin. With part tiled walls, tiled flooring, a chrome heated towel rail and a sky light.

Exterior:

Electric entrance gates

Parking for 2 cars

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Well maintained communal gardens

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