



# RE/MAX

## PROPERTY HUB



### **38 Ye Priory Court, Liverpool, L25 7AY**

### **Offers in excess of £400,000**

NOW UNDER OFFER - ANY NEW OFFERS TO BE SUBMITTED BEFORE FRIDAY 9th AUGUST 2024 at 2pm. AMAZING OPPORTUNITY, DUPLEX PENTHOUSE with THREE BEDROOMS and THREE BATHROOMS for sale at the desirable Ye Priory Court in Allerton Priory.

This property is a MUST SEE to be appreciated. This is more than just 'any' apartment this is a lifestyle apartment and are unmatched for their combination of modern, spacious living set within a charming, inspiring characterful building. Preferential allocated parking space right outside the front door, secure garage space included, secure intercom and access fob entry. Landscaped communal gardens, well maintained period property with an abundance of grand décor from floor to ceiling as soon as you walk through the main entrance doorway. Briefly there are three double bedrooms, three bathrooms, modern kitchen with integrated appliances and breakfast bar, spacious lounge with a sunny aspect, separate study and a communal loft space area. Tenure - Share of Freehold. Council Tax (Band G). Service Charge £4,200 per annum. OFFERS IN EXCESS OF £400,000.

**Entrance Hallway 10'1" x 5'5" (3.09 x 1.66)**

Good sized entrance hallway with access to the W/C, lounge, bedroom one and stairs to the upper levels.

**Downstairs WC 6'2" x 4'1" (1.89 x 1.27)**



Modern W/C benefiting from toilet with button flush, sink with mixer tap, wall mounted mirrored vanity unit and chrome heated towel rail.

**Lounge / Dining Room 24'0" x 26'4" (7.34 x 8.04)**



Large open plan living space combining a lounge, dining area and access to kitchen. There is a large bright window allowing plenty of natural light. The original detailing and high ceilings compliment the space very well.

**Kitchen 8'11" x 16'0" (2.74 x 4.90)**



Modern black gloss kitchen with a range of useful integrated appliances, functional breakfast bar and dual aspect views over the development.

**Bedroom One 10'9" x 18'0" (3.28 x 5.50)**



Located on level one this is a generous king sized room with storage, views of the grounds and a generous en-suite shower room

**Ensuite 9'6" x 7'9" (2.92 x 2.37)**



Ensuite shower room off bedroom one benefits from an enclosed shower with tower shower unit, sink with mixer tap, large wall mounted mirror, toilet with button flush and heated chrome towel rail.

Study 9'2" x 9'0" (2.80 x 2.75)



Your own self contained work from home space! Or, maybe a games room for the kids? This space is super functional on a mid-level between level one and level two of this amazing property.

Bedroom Two 18'3" x 11'1" (5.58 x 3.38)



Located on the upper level bedroom two benefits from being another king sized room with garden views.

Bathroom 6'4" x 8'8" (1.95 x 2.65)



Main family bathroom - again super modern with white tiling, enclosed shower with tower shower unit, wall mounted mirror, toilet with button flush and wall mounted heated chrome towel rail.

Bedroom Three 21'9" x 23'7" (6.65 x 7.20)



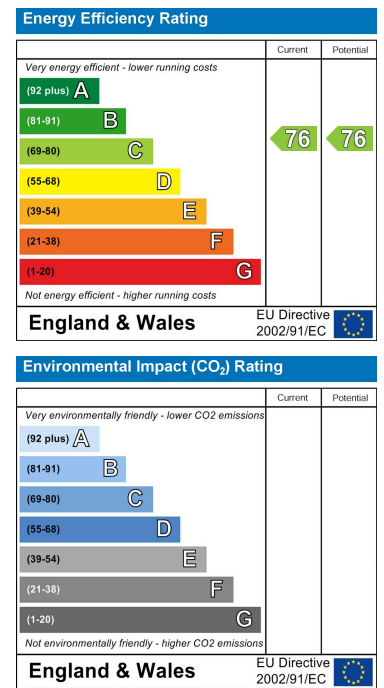
Possibly my favourite bedroom - bedroom three! With steps down into the room and super sized space on offer. Storage under eaves, high ceilings, sky light lighting, I am sure everyone moving in will be fighting over this cool bedroom space.

# Floor Plan

## Area Map



## Energy Efficiency Graph



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