



## Forty Pits, Calderstones, Liverpool, L18 6JP

- Three Bedroom Duplex Apartment in Luxurious Forty Pits Development
  - Unrivalled in Excellence Boasting 1992 Square Foot of Living Space
  - Impressive Open Plan Living Kitchen Diner and Two Double Bedrooms
    - Secure Allocated Parking Set Behind Private Electric Gates
  - Envious Location Nestled in the Highly Desirable Area of Calderstones
- Individually Crafted, Exuding Luxury and Style with a Superior Specification
  - Two Private En Suites & Luxurious Family Bathroom Suite
    - Breath Taking Communal Gardens and Scenic Lake



£695,000

















## **Description**

A new and exciting opportunity has arisen within the sales market to purchase this executive three bedroom duplex apartment, arriving exclusively at the sales market courtesy of award winning agents, Move Residential. Situated within the prestigious 'Forty Pits' development located in the desirable and affluent suburb of Calderstones, L18, this show-stopping home is unrivalled in excellent and offers exemplary specifications throughout – promising the ultimate in high-class luxury living for an incredibly lucky buyer.

This individually crafted property offers sumptuous living space of approximately 1992 square foot and is set within beautifully landscaped and picturesque communal grounds.

Accessed via a communal entrance point with secure intercom access and stairs to the upper floors, you are greeted by a grand entrance hallway with stunning marble flooring which sets the tone for the remaining accommodation whilst guiding you into an impressive open plan lounge, kitchen, and diner. The bespoke dual-coloured designer kitchen is complete with a comprehensive range of wall, base and drawer units with complementing Granite work tops, a variety of high specification integrated appliances and plentiful work surface space which incorporates a centre island unit, perfect for sociable living. A large walk in bay window floods in natural light upon the dedicated seating area which is finished in a sleek and sophisticated neutral décor with elegant marble flooring throughout. The lower level of the duplex apartment boasts two well-proportioned and presented double bedrooms – one of which benefits from a private en suite shower room suite. Completing this floor is a luxurious three piece family bathroom suite with a free standing plunge bathtub, mood lighting and complimentary decorative slate tiles to the walls and floors.

At the pinnacle of the property, to the upper floor, which is accessed via a stunning bespoke staircase with glass balustrade you will find the expansive master bedroom suite which further benefits from access to a dressing room with custom built fitted storage and a contemporary en suite shower room with a walk in wet room shower and Carrera marble tiled walls.

Externally, not only is the property within close proximity to the notable Calderstones Park, residents of this magnificent development can also take advantage of the private and immaculately manicured communal gardens which enjoys sprawling lawns, a profusion of established greenery and a scenic lake to sit and look out on.

## **Location**

Calderstones is an extremely popular area of Liverpool appealing to everyone from young professionals and families to retirees. Open green space includes the 94 acre Calderstones Park with a children's playground, ornamental gardens, a lake and a cafe, with Sefton and Greenbank Parks both close by in L17. Allerton Road is a thriving local high street which has retained a traditional butchers, fishmongers and green grocers and, together with Rose Lane, offers some of the best bars and restaurants outside of the City Centre. A large Tesco store is located off Mather Avenue, with several Tesco Express in the immediate vicinity. There is a popular local library on Allerton Road and sports facilities include Palmerston Hard Court Tennis Club, Allerton Golf Course and LA Fitness Centre. Schools include some of those considered Liverpool's best, the largest secondary school being Calderstones School. Transport links into and out of the City are excellent, with both Mossley Hill and West Allerton train stations providing regular services and main bus routes running through the area. Queens Drive connects the area to the rest of the City and both John Lennon Airport and the M62 can be reached by car in less than 15 minutes.

**Entrance Hallway** - Wood framed door to front aspect, stairs to first floor, marble flooring, access to all rooms.

### **Open Plan Lounge, Kitchen & Diner** -26' 0" x 19' 5" (7.92m x 5.91m)

Aluminium double glazed windows to front aspect, range of wall and base units and centre island with complimenting Granite work tops, sink and drainer, mix of wall and base units, integrated induction hob, integrated microwave and oven, aluminium double glazed window to front aspect, marble floor.

### **Bathroom** -10' 10" x 6' 6" (3.312m x 1.979m)

Aluminium double glazed windows to side aspect, bath, WC, wash basin, radiator, slate tiled walls and floor.

### **Bedroom Two** - 19' 11" x 17' 6" (6.08m x 5.33m)

Aluminium double glazed window to rear aspect.

### **En Suite Shower Room** - 5' 1" x 7' 3" (1.55m x 2.21m)

Radiator, marble tiled walls and floor, WC, wash basin, walk in shower cubicle.

**Bedroom Three** - 15' 0" x 9' 0" (4.57m x 2.74m)

Aluminium double glazed windows to rear aspect, boiler.

**First Floor Landing** -

Velux windows, Glass balustrade staircase, storage cupboard.

**Master Bedroom** - 25' 11" x 15' 4" (7.91m x 4.68m)

x2 Velux windows, storage in eaves, radiator, access to:

**Dressing Room** - 9' 1" x 7' 7" (2.770m x 2.318m)

Drawers, shelving and wardrobes.

**En Suite Shower Room** - 11' 0" x 10' 1" (3.359m x 3.082m)

Velux windows, WC, wash basin, walk in wet room shower, floor tiles.

**External** - Landscaped communal gardens, lake, access to secure allocated parking set behind electric gates.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	87   B	87   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Floor Plan

### Apartment 3, Forty Pits, Liverpool, L18 6JP

Approximate Gross Internal Area = 185.1 sq m / 1992 sq ft  
(Including Void / Including Eaves Storage)

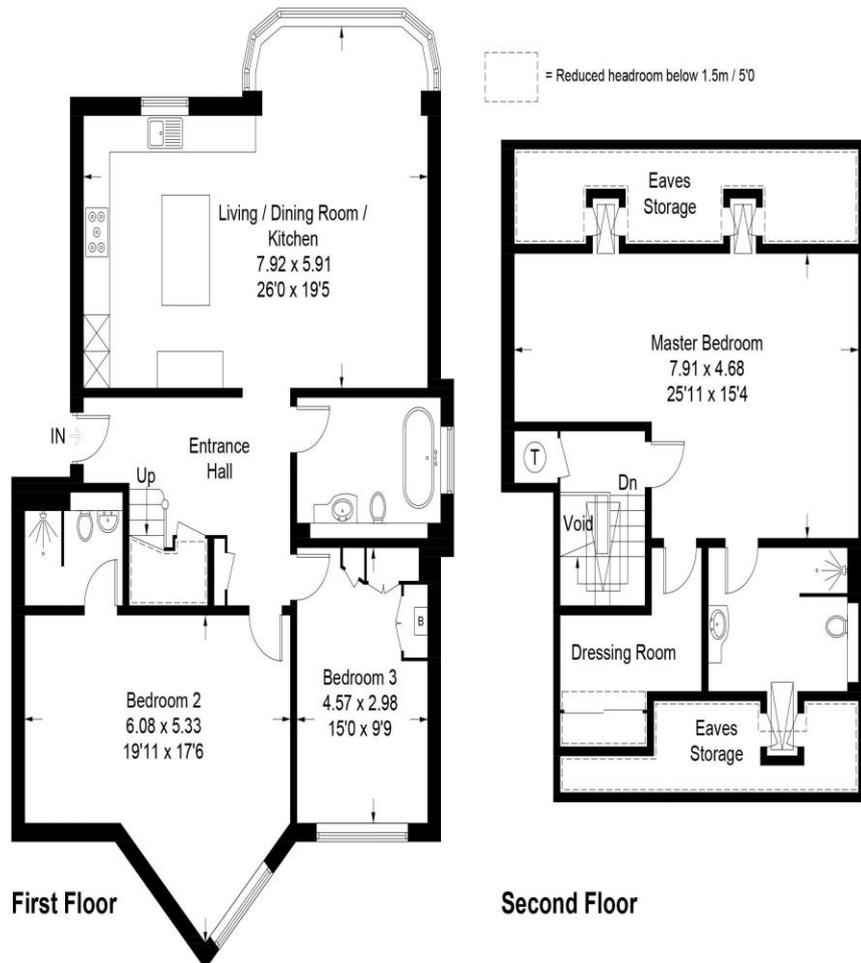


Illustration for identification purposes only, measurements are approximate,  
not to scale. floorplansUsketch.com © (ID763815)

### Additional Information

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.