



## Dudlow Lane, Calderstones, Liverpool, L18 2EZ

- Executive Two Bedroom First Floor Apartment
- Intelligent Mood Lighting, Heating and Intercom System
- Impressive 100m<sup>2</sup> Private Rooftop Terrace
- En Suite to Master & Stunning Family Bathroom Suite
- Luxurious Gated Development with Parking
- Bespoke Fitted Kitchen with Bosche Integrated Appliances
- Two Double Bedrooms with Walk in Wardrobes
- Highly Desirable Location - Prime Position within Development



£800,000

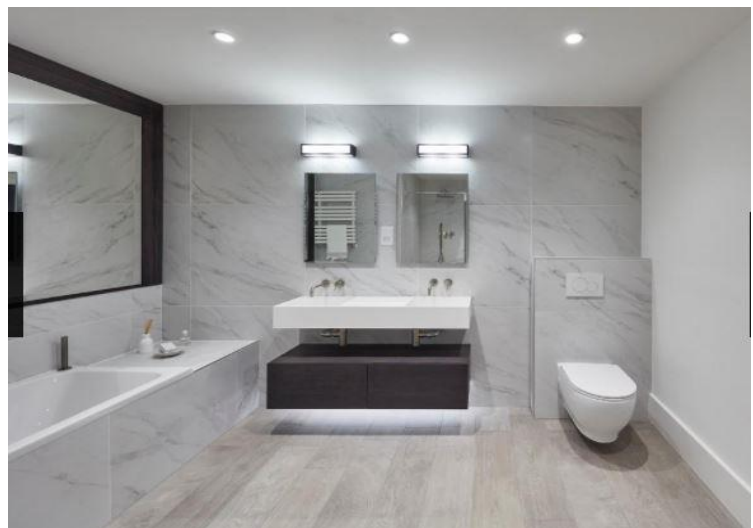


















## **Description**

A rare opportunity has arisen within the sales market to purchase this executive two bedroom first floor apartment, welcomed to the sales market courtesy of appointed agents, Move Residential. This meticulously designed and sumptuous apartment is set within a stunning 19th Century Victorian Villa and truly offers the ultimate in luxury apartment living. Enjoying over 100m<sup>2</sup> of private garden and terrace, this spacious interior designed two bedroom apartment perfectly blends traditional details combined with modern interiors. Boasting a prime position within the development, the property is accessed via a grand communal entrance hallway with secure video intercom, stairs and lift access to the upper floors. The welcoming entrance hallway guides you into the heart of the home, the show stopping open plan lounge, kitchen and diner. Offering the ultimate space for sociable living, this stunning room offers a dedicated formal dining and seating area with a bespoke fitted kitchen complete with a comprehensive range of wall, base and drawer units with complementing Calcatta worktops, a variety of high specification integrated appliances and plentiful work surface space which incorporates a centre island unit. The bedroom accommodation consists of two well presented and proportioned bedrooms which each benefit from walk in wardrobe areas, one of the bedrooms further benefits from private en suite facilities. Concluding the interior of the property is the luxurious four piece family bathroom suite with a walk in shower, a double wash basin vanity unit and striking marble wall tiles. This spectacular home boasts an expansive 100m<sup>2</sup> private rooftop terrace with a large patio area, sheltered by an electric awning and a laid to lawn garden with glass balustrade surround, offering the ultimate outdoor recreational space for the household to enjoy.

## **Location**

This is an extremely popular area of Liverpool appealing to everyone from young professionals and families to retirees. There are a wide variety of housing types available, including a range of Victorian terraced properties (some substantial) and mainly traditional semi detached and detached houses of all sizes, as well as some apartments. 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 Hall** - Wood framed door to front aspect, wood laminate flooring, radiator.

**Bathroom** - Wet room, Amtico flooring, bath, double walk in shower, fully tiled, double sink, WC.

**Bedroom One** - 13' 4" x 16' 6" (4.075m x 5.023m)

UPVC double glazed Patio doors to side aspect, carpeted.

**Walk In Wardrobe** - 8' 6" x 8' 1" (2.58m x 2.468m)

Fitted wardrobes, cabinets & drawers.

**Open Plan Lounge, Kitchen & Diner** - 30' 10" x 21' 1" (9.402m x 6.434m)

UPVC double glazed sliding patio doors to side aspect, Amtico flooring, radiator, electric fire and surround, wood framed double glazed bay window to front aspect, centre island unit, sink, integrated washing machine and dryer, integrated fridge freezer, wine chiller, integrated dishwasher, electric hob and Bosch oven, Radiator.

**Bedroom Two** - 11' 8" x 13' 7" (3.561m x 4.148m)

Wood framed double glazed window to front aspect, radiator, walk in wardrobes.

**En Suite Bathroom** - 7' 4" x 6' 1" (2.242m x 1.856m)

Bath and shower, wash basin, WC, Amtico flooring, tiled walls.

**Front External** - x2 Parking Spaces.

**Private Rooftop Terrace** - Tiled, laid to lawn garden, glass balustrade, 100m<sup>2</sup>, electric awning.



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

#### 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.