



Ye Priors Court, Woolton, Liverpool, L25 7AY

- Luxury Three Bedroom Duplex Apartment
- Inviting Family Lounge & Formal Dining Room
- Three Generously Sized Bedrooms
- Stunning Communal Entrance with Lift Access
- Set within Highly Desirable & Beautifully Manicured Grounds
- Modern Fitted Kitchen Diner
- En Suite to Master, Family Bathroom Suite & WC
- Picturesque Views of Grounds Throughout the Property



Offers in Excess of £375,000















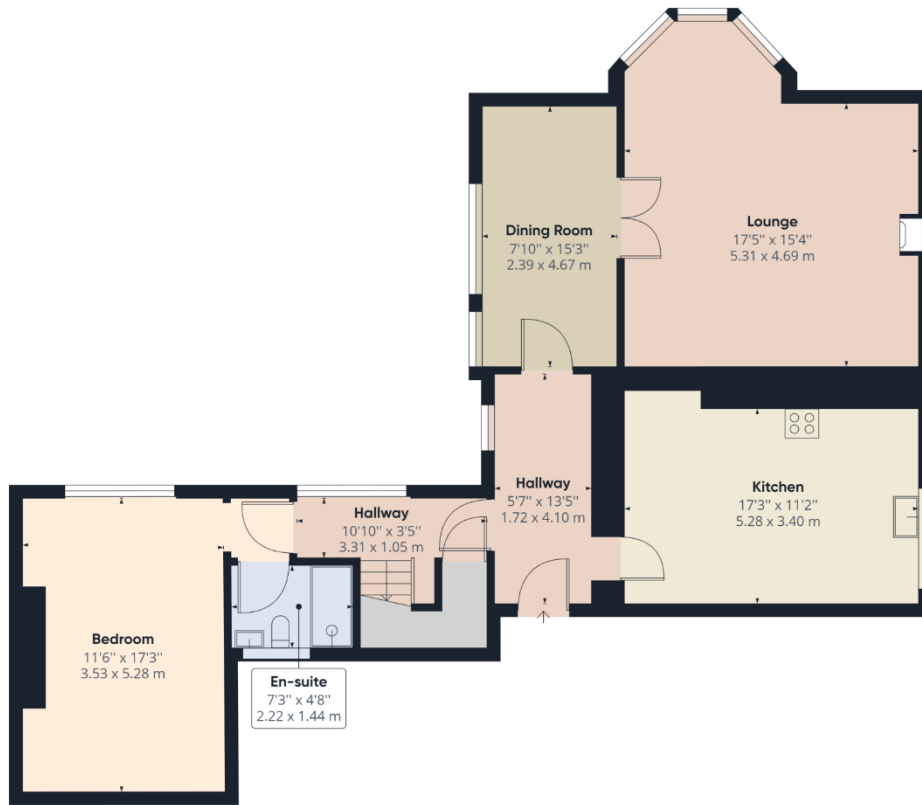
Description

Set within the idyllic, beautifully manicured grounds of Ye Priory Court in Woolton, L25, is this stunning three bedroom duplex apartment arriving at the sales market courtesy of appointed agents, Move Residential. Offering the ultimate in apartment living, this wonderful property offers a wealth of style, charm and character - is immaculately presented and enjoys generous living proportions throughout. Accessed via a breath taking communal entrance which is bursting with history and showcases stunning original features, you are led to the second floor via lift and stair access, where this wonderful home is situated. Upon entering the property, you are greeted by a welcoming entrance hallway which guides you into a beautiful bay fronted family lounge which boasts wonderfully high, decorative ceilings and an eye catching feature fireplace and surround. Flowing seamlessly from the lounge is a delightful formal dining room which is perfect for family mealtimes and entertaining guests. Continuing to impress, there is a modern fitted kitchen diner which is complete with a range of stylish wall and base units with complementing work tops, a variety of integrated appliances and plentiful work surface space which incorporates a centre island unit and breakfast bar. To this level, you will find the first of the generously sized and very well presented bedroom accommodation which benefits from access to a private en suite shower room and custom built fitted wardrobes. The tour of the home continues to impress as you ascend to the first floor, where you will find two expansive and well presented double bedrooms, a three piece family bathroom suite and a WC. Residents of the development can take advantage of the beautifully landscaped and extensive communal gardens, secure allocated off road parking and a garage with an electric up and over door and light/power.

Location

Ye Priory Court is located on a much coveted stretch of Old Allerton Road. Enjoying private access to Allerton Towers Park and Allerton Manor, the property is also within close walking distance to Calderstones Park which is one on Liverpool's premier green spaces and offers attractions such as the Calderstones Botanic Gardens and the annual Liverpool Tennis Tournament. It is conveniently located for access to a wide and comprehensive range of amenities including established schooling covering all age range and faith groups – such as Liverpool College and Carleton House. Allerton Road and Woolton Village, which are both situated close by offer a range of local and superstore shopping in addition to a fine selection of bars, restaurants, and even public libraries. Road links are offered in the district, bringing Liverpool City Centre and many further districts to within easy reach, Public transport is readily available, with a frequent bus service and rail service departing from Liverpool South Parkway station. National and international travel is provided for at the Liverpool John Lennon Airport.

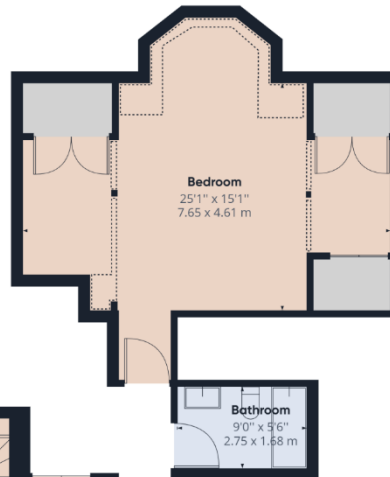
Floor Plan



Approximate total area⁽¹⁾
1040.36 ft²
96.65 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.



Approximate total area⁽¹⁾
785.78 ft²
73.00 m²

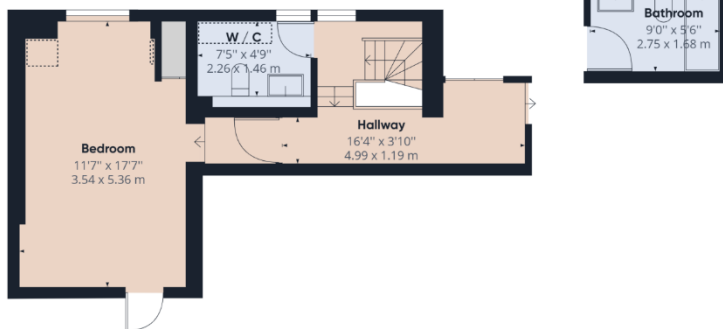
Reduced headroom
44.60 ft²
4.14 m²

(1) Excluding balconies and terraces

☐ Reduced headroom
(below 1.5m/4.92ft)

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GIRAFFE360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	53 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.