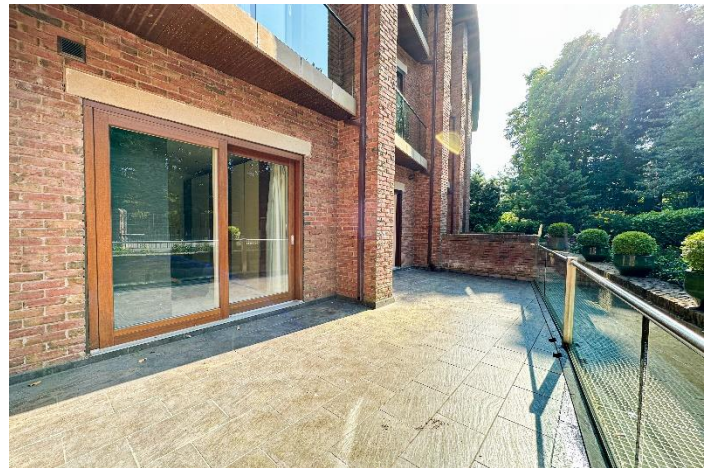




Yew Tree Road, Calderstones, Liverpool, L18 3JN

- Sensational Two Bedroom Ground Floor Apartment
- Finished to an Immaculate Standard Throughout
- Two Bright & Generously Sized Double Bedrooms
- Charming Balcony & Access to Communal Gardens
- Exclusive Gated Complex in Desirable Calderstones
- Stunning Open Plan Kitchen, Dining & Living Area
- Ensuite Facilities to Both Bedrooms & Separate WC
- Secure Underground Parking & Use of Gymnasium



Offers Over £500,000

















Description

Enjoying an enviable location on Yew Tree Road, in the heart of the prestigious and affluent suburb of Calderstones, L18, is this spectacular two bedroom ground floor apartment, proudly showcased to the sales market by appointed agents Move Residential. Situated in an exclusive gated development just a stone's throw from the picturesque Calderstones Park, this generously proportioned and immaculately presented apartment offers a unique luxurious living experience, promising to make an enviable future home for a very lucky buyer. Accessed via a smart communal entrance, the apartment greets you with an inviting entrance hall, leading through to a sensational open plan kitchen, dining and living area, certain to impress even the most discerning of purchasers. The kitchen has evidently been designed to the highest specifications, complete with a range of stylish fitted base and wall units, a magnificent centre island offering plentiful surface space, and a selection of sleek integrated appliances. This space offers ample room to accommodate both a dining and sitting area, making this immaculately presented room a fabulous sociable setting for enjoying mealtimes and entertaining guests. Sliding doors flood the space with natural light and provide access out to the beautifully maintained communal patio and garden area, allowing for seamless transition between the inside and outside. The exceptional quality continues through to the sleeping accommodation, which consists of two generously sized double bedrooms, both finished to an impeccable standard, featuring plush carpeting, and receiving an abundance of daylight. The master bedroom enjoys the added luxury of a deluxe four-piece ensuite bathroom, whilst the second bedroom benefits from a contemporary style ensuite shower room. Each bedroom features sliding doors offering access out to the spacious and beautifully maintained balcony which offers a serene spot for soaking up the sun during the summer months. Residents of this highly coveted complex are offered a wealth of benefits, including a high-tech gymnasium and secure underground parking complete with a spacious storage facility. The development sits within meticulously well-kept grounds where attractive landscaped trees and herbaceous plant life frame the gardens, whilst a circular stone seating area provides an idyllic social space for residents to enjoy. We are thrilled to offer the rare opportunity to own an exquisite home in one of South Liverpool's most premier addresses, and advise viewing to fully appreciate the exceptional quality finishes and understated luxury that this stunning residence has to offer.

Location

Calderstones 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.

EPC Summary

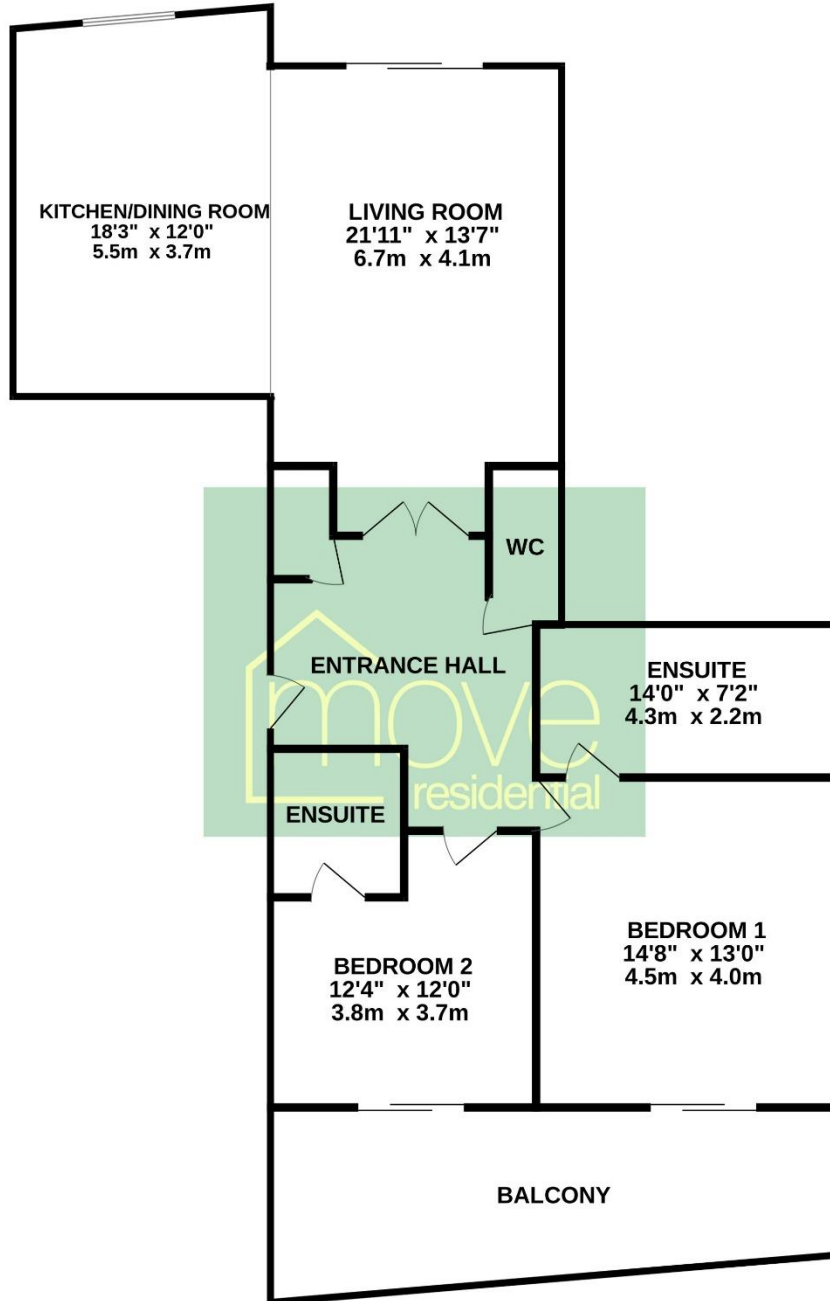
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

Floor Plan

GROUND FLOOR
1379 sq.ft. (128.1 sq.m.) approx.



TOTAL FLOOR AREA : 1379 sq.ft. (128.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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