



## Yew Tree Road, Calderstones, Liverpool, L18 3JN

- Stunning Two Bedroom Ground Floor Apartment
- Exclusively Gated Complex in Desirable Calderstones
- Generously Proportioned & Beautifully Presented
- Entrance Hall, Reception Room & Modern Kitchen
- Two Bright & Generously Sized Double Bedrooms
- Ensuite Facilities to Each Bedroom & Separate WC
- Charming Balcony & Access to Communal Gardens
- Two Allocated Spaces in Secure Communal Car Park

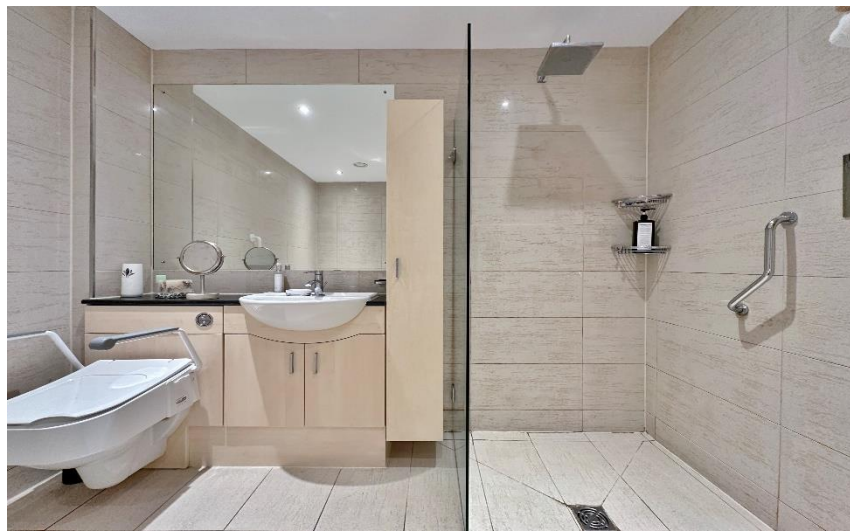


£485,000

















## **Description**

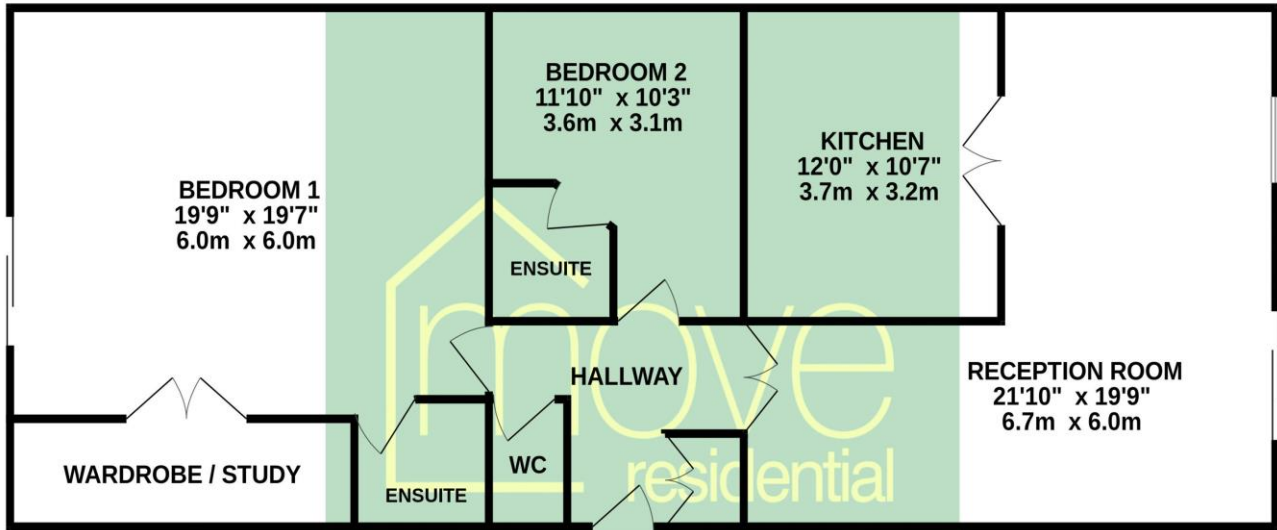
Move Residential are thrilled to showcase to the sales market this stunning two bedroom ground floor apartment, enjoying a coveted location on Yew Tree Road in the heart of the desirable and affluent suburb of Calderstones, L18. Situated in a prestigious gated development boasting close proximity to the picturesque Calderstones Park, this apartment promises to make an exceptional future home for a very lucky buyer, offering well-proportioned and beautifully presented accommodation throughout. Accessed via a well-maintained communal entrance, the apartment greets you with an inviting entrance hall, leading through to a spacious and impeccably finished reception room, comfortably accommodating both a sitting and dining area. Boasting a tasteful décor with attractive wood style flooring, this presents a delightful sociable space to relax and enjoy mealtimes. A set of sliding doors floods the space with natural light and provides access out to the beautifully maintained patio area and communal gardens, allowing for seamless transition between the inside and outside. The reception room flows seamlessly into a substantially sized modern kitchen, complete with a vast range of stylish fitted base and wall units, complementary worktops providing plentiful surface space, and a selection of sleek integrated appliances, with a breakfast bar offering the ideal spot for more casual dining. The sleeping accommodation continues to impress, consisting of two generously sized double bedrooms, both finished to an excellent standard boasting plush carpeting throughout. The second bedroom benefits from the added luxury of a contemporary style ensuite shower room, whilst the master bedroom enjoys a deluxe four-piece ensuite bathroom. Further enhancing the master bedroom is a study space/walk-in wardrobe, along with sliding doors out to a private balcony area which offers an idyllic spot for soaking up the sun during the warmer months. Completing the interior of the apartment is a convenient separate WC. This highly sought after complex offers residents a wealth of benefits, including a high-tech gymnasium and secure underground parking complete with a spacious storage facility, where this apartment boasts two allocated parking spaces. The development is surrounded by meticulously landscaped gardens framed by leafy trees and plant life, with a circular stone seating area providing an outdoor social space. This rare opportunity to own a spectacular home in one of South Liverpool's most affluent addresses is not one to be missed.

## **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 café, 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.

## Floor Plan

GROUND FLOOR  
1030 sq.ft. (95.7 sq.m.) approx.



TOTAL FLOOR AREA : 1030 sq.ft. (95.7 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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## EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	62 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.