



## New Heys Drive, Allerton, Liverpool, L18 9YE

- Charming Two Bedroom Top Floor Apartment
- Located In Highly Desirable Area Of Allerton
- Hallway, Kitchen, Reception Room & Study
- Family Bathroom & Separate Shower Room
- Found In An Exquisite Grade II Listed Building
- Well-Proportioned With Plenty Of Character
- Two Bright & Substantial Double Bedrooms
- Picturesque Communal Gardens & Parking



£315,000







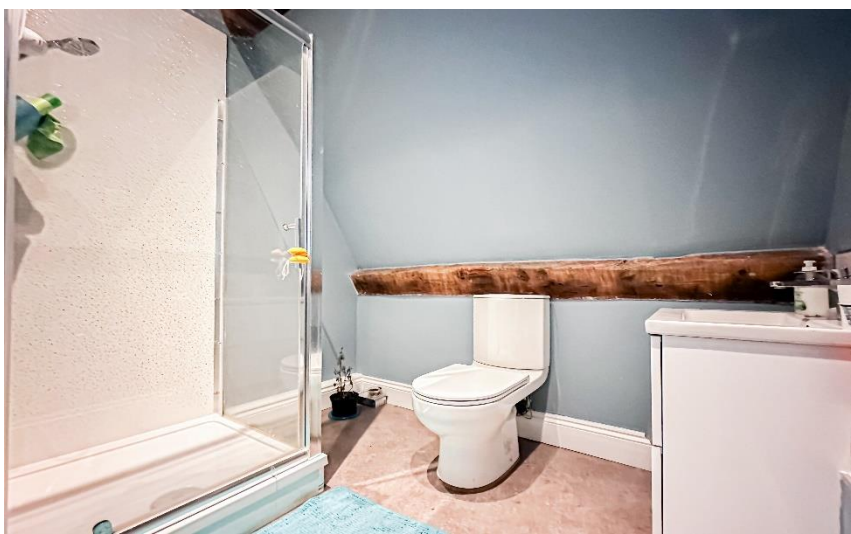


















## **Description**

Those looking for a home with character should look no further than this charming two bedroom top floor apartment, found within an exquisite grade II listed building located in the highly coveted area of Allerton. Offered for sale with no onward chain by appointed agents Move Residential, this spacious and beautifully maintained apartment promises to make an enviable future home for a very lucky buyer. Accessed via an imposing communal entrance and grand staircase up to the first floor, you are greeted into the apartment itself by an inviting entrance hall which leads into a modern kitchen complete with a range of fitted base units, plentiful surface space and a breakfast bar. This is followed by a spacious and well-presented reception room, awash with natural light and enjoying wonderfully high ceilings, providing access into a study, ideal for those who work remotely, featuring sloping ceilings. A small set of stairs takes you up to the first of two generously sized double bedrooms, featuring eye-catching exposed beams, accompanied by a three-piece family bathroom. A further set of stairs leads you down to the final bedroom, and adding the finishing touch to the interior of this wonderful apartment is a family shower room. This prestigious development benefits from secure electric gates as well as lift access, and residents can enjoy access to the extensive and meticulously maintained communal grounds, as well as allocated parking.

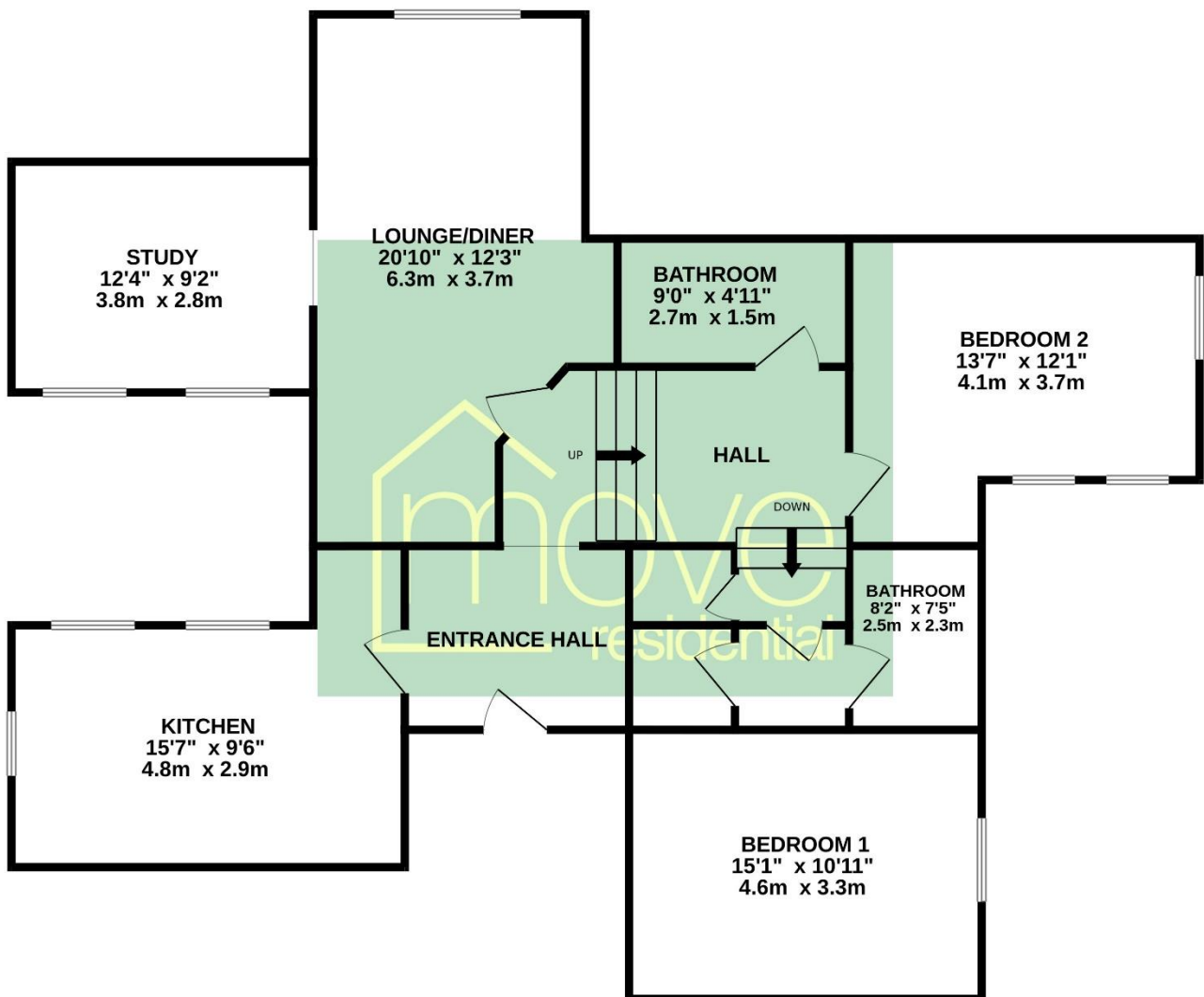
## **Location**

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.



## Floor Plan

1085 sq.ft. (100.8 sq.m.) approx.



TOTAL FLOOR AREA: 1085 sq.ft. (100.8 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             | 80 C    | 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.