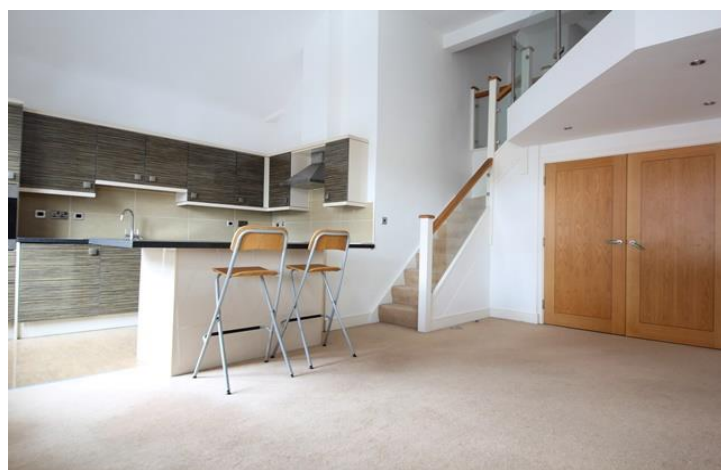




## Lark Lane, Sefton Park, Liverpool, L17 8UR

- Fantastic Three Bedroom Duplex Apartment
- Modern Fitted Kitchen with Integrated Appliances
- Three Piece Family Bathroom / En Suite Facilities
- Well Presented Throughout
- Open Plan Kitchen, Lounge & Diner
- Three Generously Sized and Well Presented Bedrooms
- Highly Desirable Residential Location
- Communal Entrance with Intercom Access



£165,000













## **Description**

Move Residential are pleased to offer for sale this impressive three bedroom duplex apartment, located on the ever popular Lark Lane in Sefton Park, L17. Tastefully presented and enjoying a thoughtful, ergonomic design throughout, the property is briefly comprised of; an entrance hallway, an open plan lounge, diner and kitchen – complete with a range of integrated appliances. To this floor, you also find two generously sized double bedrooms which are each finished to a very good standard and receive plenty of natural light with one of the bedrooms benefiting from private en suite facilities and a contemporary style family bathroom suite. At the pinnacle of the property, to the second floor, there is a large landing area which could be utilised as a dressing room or study and a large double bedroom which is vast in proportions and carpeted throughout. Further benefits to the property include electric heating and double glazing throughout.

## **Location**

At the heart of this area is Sefton Park which is Grade II listed and covers a massive 235 acres and has something for everyone including the spectacular Victorian Palm House. Further open space can be found nearby at the Green Flag rated Greenbank Park. Connecting Aigburth Road to Sefton Park, Lark Lane attracts students, young professionals and families alike to its bohemian mix of shops, restaurants, bars, regular Farmer's Market and unique atmosphere. Further shopping is also available on Aigburth Road and there is no shortage of sport and leisure facilities, including Greenbank Sports Academy, Sefton Park and Liverpool Cricket Clubs, the Mersey Bowman Lawn Tennis Club and several Yoga and Martial Arts centres. Schools in the area are well regarded, including private schools, The Belvedere Academy and Auckland College and St Margarets and St Hildas C of E High Schools. Travel connections include Aigburth and St Michael's train stations, main bus routes along Aigburth Road and easy routes to John Lennon Airport and the M62.

**Communal Entrance Hall -**

Stairs to first floor

**Entrance Hall -****Open Plan Lounge and Kitchen -**

Two single glazed windows to front aspect, range of wall and base units, sink and drainer unit, integrated electric oven and fridge freezer, wall heater, stairs to bedroom

**Bathroom -**

Bath, WC, wash basin, part tiled walls, radiator

**Bedroom One -**

Large bedroom with two Velux windows, wall heater, dressing area

**Bedroom Two -**

Wooden framed single glazed window to front aspect, wall heater

**En Suite Shower Room -**

Shower unit, wash basin, WC, radiator

**Bedroom Three -**

Wooden framed single glazed window to front aspect, wall heater



## EPC

Energy Performance Certificate		HM Government					
<b>Dwelling type:</b>	Top-floor flat	<b>Reference number:</b>					
<b>Date of assessment:</b>	09 October 2013	<b>Type of assessment:</b>	RdSAP, existing dwelling				
<b>Date of certificate:</b>	09 October 2013	<b>Total floor area:</b>	125 m <sup>2</sup>				
<b>Use this document to:</b>							
<ul style="list-style-type: none"> <li>Compare current ratings of properties to see which properties are more energy efficient</li> <li>Find out how you can save energy and money by installing improvement measures</li> </ul>							
<b>Estimated energy costs of dwelling for 3 years:</b>			<b>£ 3,402</b>				
<b>Over 3 years you could save</b>			<b>£ 1,254</b>				
<b>Estimated energy costs of this home</b>							
	<b>Current costs</b>	<b>Potential costs</b>	<b>Potential future savings</b>				
<b>Lighting</b>	£ 426 over 3 years	£ 231 over 3 years					
<b>Heating</b>	£ 2,361 over 3 years	£ 1,431 over 3 years					
<b>Hot Water</b>	£ 615 over 3 years	£ 486 over 3 years					
<b>Totals</b>	<b>£ 3,402</b>	<b>£ 2,148</b>					
<p>These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.</p>							
<b>Energy Efficiency Rating</b>							
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>	<table border="1"> <thead> <tr> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>65</td> <td>76</td> </tr> </tbody> </table>	Current	Potential	65	76	<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p>The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.</p>	
Current	Potential						
65	76						
<b>Top actions you can take to save money and make your home more efficient</b>							
<b>Recommended measures</b>	<b>Indicative cost</b>	<b>Typical savings over 3 years</b>	<b>Available with Green Deal</b>				
1 Room-in-roof insulation	£1,500 - £2,700	£ 210					
2 Low energy lighting for all fixed outlets	£105	£ 129					
3 Fan-assisted storage heaters	£1,200 - £1,600	£ 918					
<p>To find out more about the recommended measures and other actions you could take today to save money, visit <a href="http://www.gov.uk/energy-grants-calculator">www.gov.uk/energy-grants-calculator</a> or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.</p>							

## 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.