

exp[®]

LUXURY

SANDWARREN

VICTORIA ROAD,
FORMBY, L37 7AQ



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SANDWARREN IS AN EXCLUSIVE COLLECTION OF JUST EIGHT LUXURY APARTMENTS, SET WITHIN A MAGNIFICENTLY RESTORED VICTORIAN VILLA ON VICTORIA ROAD, WIDELY REGARDED AS FORMBY'S MOST PRESTIGIOUS RESIDENTIAL ADDRESS.

SET WITHIN BEAUTIFULLY MANICURED PRIVATE GROUNDS, SECURED BY BESPOKE DRIVE-IN, DRIVE-OUT ELECTRIC GATES, IT OFFERS AN UNRIVALLED LEVEL OF PRIVACY, EXCLUSIVITY AND SECURITY FOR ITS RESIDENTS.

SURROUNDED BY SUBSTANTIAL PRIVATE HOMES AND MATURE GREENERY IN THE HEART OF FRESHFIELD, THIS UNIQUE DEVELOPMENT ENJOYS A DISTINGUISHED PRESENCE IN ONE OF THE NORTH WEST'S MOST SOUGHT-AFTER COASTAL SETTINGS.

expluxury.uk.com



THE DEVELOPMENT

Sandwarren has been thoughtfully reimagined as a boutique transformation of only eight individual two and three-bedroom apartments, arranged across three floors and designed to deliver elegant, sophisticated coastal living. The residence is an original Victorian villa, meticulously restored, honouring its architectural heritage whilst incorporating the very finest contemporary finishes and advanced building systems throughout.



COMMUNAL AREAS & ARRIVAL EXPERIENCE

A commanding solid oak front door, framed by an ornate sandstone surround, creates an immediate and lasting first impression, opening into an impressive communal entrance hall, where the quality of craftsmanship is instantly evident. Porcelain slab-format tiles create impact underfoot before transitioning to Artisan Amalfi carpets, selected for their exceptional quality, which flow throughout the communal areas and continue to the upper floors, via the professionally restored solid oak staircase and flooring, rich in natural character and patina.

This is complemented by exquisite oversized grand Victorian timber panelling with pediment detailing, adorning the lobby and all communal spaces. Elegant Victorian plaster cornicing further enhances the sense of refinement, extending throughout the entrance lobby and into each apartment. These bespoke architectural details are carefully replicated throughout the building, and it is very evident that absolutely nothing has been overlooked or price engineered.

Each landing is softly lit, richly carpeted and finished with solid timber apartment doors detailed with brass numbering, reinforcing the sense of quality and refinement.





Externally, an outstanding frontage with Victorian carriage lamp lighting throughout the grounds provides remote drive-in, drive-out gated entry with generous parking, with two spaces allocated per apartment alongside additional visitor parking. A dedicated bank of electric vehicle charging points with integrated Apple Pay contactless functionality reinforces the development's modern convenience, while all residents enjoy access to beautifully maintained communal gardens and pathways set within the secluded grounds.

CCTV coverage, high-security locks and video intercom access ensure complete peace of mind, making Sandwarren equally suited to full-time living or as a stylish 'lock-and-leave' coastal retreat.





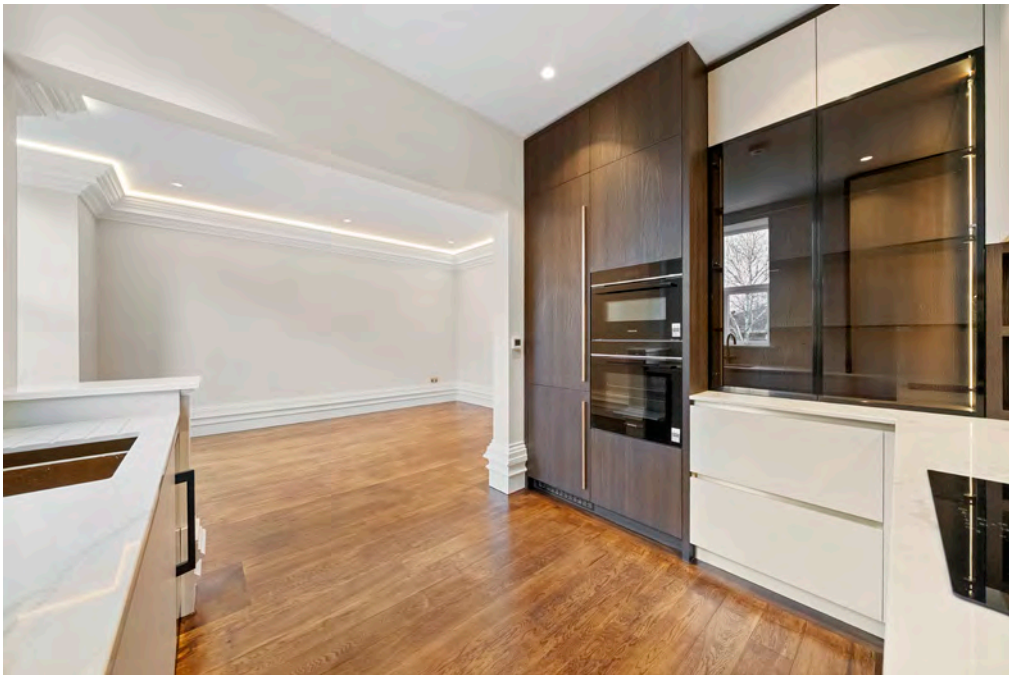
APARTMENT 2

GROUND FLOOR - 808 SQ FT

- Open plan kitchen / lounge
- Two bedrooms
- Family bathroom
- Store



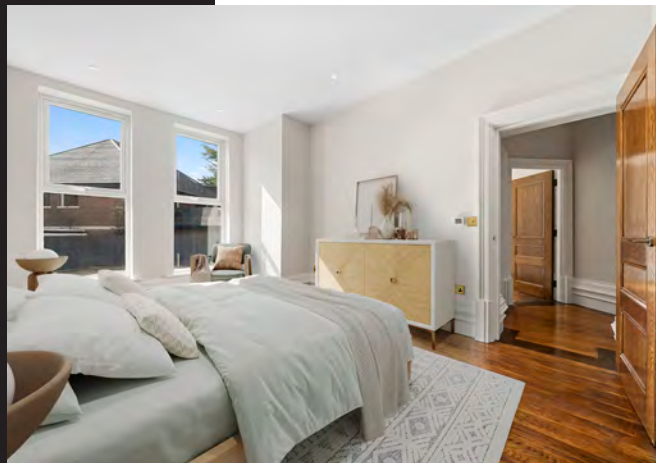
* Please note: Some images have been virtually staged for spatial awareness.



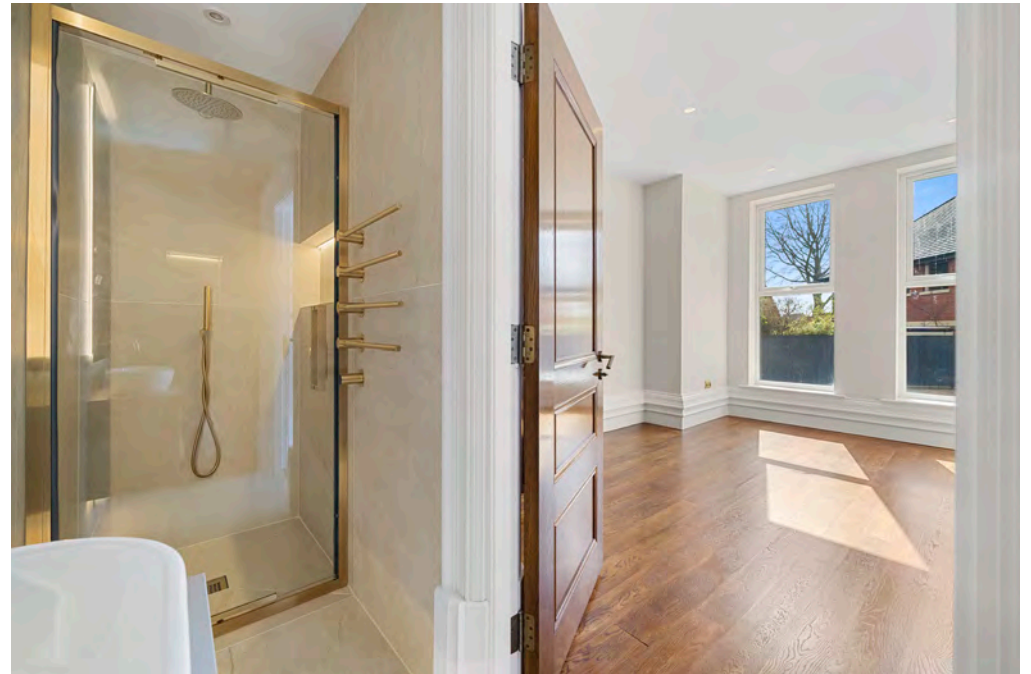
APARTMENT 3

GROUND FLOOR - 764 SQ FT

- Open plan kitchen / lounge
- Two bedrooms
- Primary with ensuite
- Family bathroom
- Store



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APARTMENT 5

FIRST FLOOR - 1,582 SQ FT

This standout triplex penthouse spans three levels and enjoys a large open plan kitchen, lounge and dining area, its own private decked roof terrace, sheltered from the wind by transparent head-height balustrades.

- Triplex penthouse
- Entrance hall
- Cloakroom/WC
- Large open plan kitchen, lounge and dining area
- Two bedrooms
- Primary with ensuite
- Family bathroom
- Decked roof terrace
- Laundry/utility



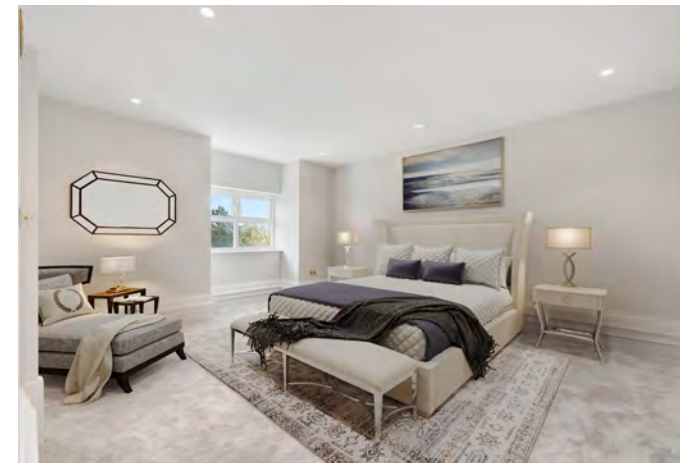
First Floor



Second Floor



Top Floor



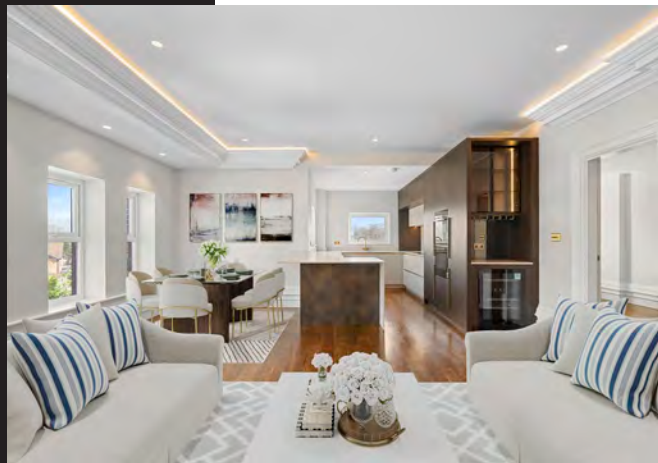
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APARTMENT 7

SECOND FLOOR - 1,151 SQ FT

- Open plan kitchen / lounge
- Three bedrooms
- Primary with ensuite and balcony terrace
- Secondary bedroom with ensuite
- Family bathroom



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APARTMENT 1

GROUND FLOOR - 882 SQ FT

- Open plan kitchen / lounge
- Two bedrooms
- Primary with ensuite bathroom & dressing room
- Second dressing room
- Family bathroom
- Utility and store

Unique upgrades to this apartment include:

Bespoke wall coverings, Inlaid wall mirror, Crittall arched door, Two Custom built dressing rooms, Stained engineered oak timber flooring, Media wall with LED lighting, Taj Mahal porcelain kitchen worktops with BLANCO sink, Carpeted bedroom, Inbuilt king-size bed with pendant lighting, Plantation shutters, and in Bathrooms: Large-format Calacatta marble walls and floor slabs with bespoke matching stone sinks.



APARTMENT 4

FIRST FLOOR - 1,151 SQ FT

- Open plan kitchen / lounge
- Three bedrooms
- Primary with ensuite and dressing room
- Secondary bedroom with ensuite
- Family bathroom





APARTMENT 6

FIRST FLOOR - 764 SQ FT

- Open plan kitchen / lounge
- Two bedrooms
- Primary with ensuite
- Family bathroom
- Store



APARTMENT 8

SECOND FLOOR - 764 SQ FT

- Open plan kitchen / lounge
- Two bedrooms
- Primary with ensuite
- Family bathroom
- Store



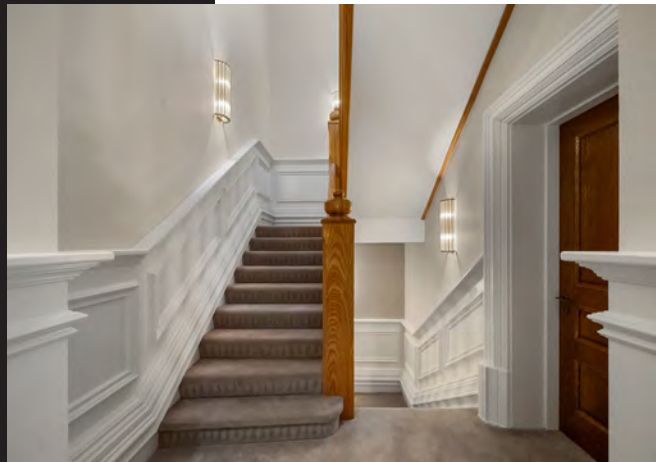
INTERIOR SPECIFICATION

- Hand-crafted oversized timber panelling with pediment detailing and Victorian plaster corning seen throughout the building.
- Engineered oak timber flooring, professionally stain-finished to enhance the richness and character of the property.
- Individual zoned underfloor heating throughout.
- Bespoke hand-crafted kitchen cabinetry with honed quartz stone worktops. Select apartments feature dedicated butler's pantry / drinks or breakfast stations.
- Siemens integrated appliances including oven, hob, fridge-freezer, dishwasher, washer-dryer, wine cooler and combination microwave oven.
- Instant hot water tap system with integrated water filtration.
- Brushed brass and gold finishes throughout, including light switches, sockets and ironmongery.
- Advanced lighting design incorporating recessed ceiling detailing and warm LED ambient illumination.
- Spa-quality bathrooms and ensembles fitted with JTP solid brass hardware.
- Luxury JTP solid brass heated towel rails.



SECURITY & TECHNOLOGY

- Integrated heat detection systems installed within every kitchen.
- High-security door locking systems.
- Video intercom entry system.
- Comprehensive CCTV coverage throughout the development.
- Electric vehicle charging points with integrated Apple Pay contactless functionality.



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ABOUT THE AREA

Formby is one of the North West's most desirable coastal towns, set along the scenic Sefton coastline. Known for its sweeping beaches, rolling sand dunes and the iconic National Trust pinewoods, home to the rare red squirrel, it's a place of natural beauty and relaxed luxury.

The village is a five-minute drive, offering a vibrant mix of cafés, great restaurants, independent shops, and everyday amenities, creating a perfect balance of charm and convenience. Leisure opportunities abound with two golf clubs, a cricket club, an equestrian centre, tennis, hockey, gyms, pools, and the renowned Formby Hall Golf Resort & Spa, making it ideal for an active outdoor lifestyle.

TRANSPORT

Formby offers excellent transport links for both commuters and travellers. Local buses run frequently, with a stop just a three-minute walk from the property on Gores Lane. Two train stations, Freshfield (eight-minute walk) and Formby, provide direct services to Southport and Liverpool, while Liverpool Lime Street connects to London in under two hours. The M58 and M57 motorways are around 20 minutes away, and both Liverpool John Lennon and Manchester airports can be reached within an hour.

SCHOOLS

Formby offers excellent education options across all age groups. Top-rated local primaries include Freshfield, Trinity St Peter's, Our Lady of Compassion, and St Jerome's. Formby High School is rated "Outstanding" by Ofsted and includes a popular sixth form. For independent education, Merchant Taylors' Schools in Crosby and Scarisbrick Hall School offer respected private pathways from primary through to sixth form.





PROPERTY INFORMATION

Tenure: Leasehold 08/07/2022 - 14/10/2252; Years left: 226

Services: Mains water, mains electric, underfloor heating, double glazing, EVC point, Security gates & CCTV, building and grounds maintenance.

EPC: B, C or D

Council Tax Band: D, E or F, dependent on property size.

Flood Risk:

Rivers & Seas: very low

Surface water: very low.

Local Authority:

Sefton County Council

Tel: 0345 140 0845

Viewing: Strictly by appointment with Karl Ormerod.

Tel/WhatsApp: 07443 645157.

Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller. Brochure by kameleonagency.com



SERVICE CHARGE

**Approx. £3.04 per sq ft
and includes:**

- General Repairs & Maintenance
- Cleaning - Common Parts
- Accountancy Fees
- Window Cleaning
- Electrical Repairs
- Roof Repairs
- Electricity - Common Parts
- Fire Maintenance Systems
- Garden/Estate Maintenance
- Insurance - Building
- Reserve Fund

Estimated Service Charges per Apartment:

- Apartment 1: £2,681.28
- Apartment 2: £2,456.32
- Apartment 3: £2,322.56
- Apartment 4: £3,499.04
- Apartment 5: £4,809.28
- Apartment 6: £2,322.56
- Apartment 7: £3,499.04
- Apartment 8: £2,322.56

*Note: Each property includes a
share of the management company.*



LUXURY HOMES DESERVE
EXCEPTIONAL RESULTS.

Contact me to arrange
your personal viewing.

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