



APARTMENT 9, 84 BEECH LANE,  
MOSSLEY HILL. L18 3ER

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A RARE OPPORTUNITY TO ACQUIRE ONE OF ONLY FOUR LUXURY PENTHOUSES LOCATED ON THE SECOND FLOOR OF THIS APARTMENT BLOCK, SITUATED IN THE HIGHLY COVETED AREA OF CALDERSTONES, JUST MINUTES ON FOOT FROM BOTH MOSSLEY HILL TRAIN STATION AND CALDERSTONES PARK. WITHIN THIS EXCLUSIVE GATED APARTMENT DEVELOPMENT, THIS EXCEPTIONAL DUPLEX PENTHOUSE SPANS SOME 1,700 SQ FT OF HIGH-SPECIFICATION LUXURY ACCOMMODATION, COMBINING SCALE, PRIVACY, AND PREMIUM FINISH THROUGHOUT. IDEAL FOR BUSY PROFESSIONALS OR THOSE SEEKING A UK BASE OFFERING LUXURY LIVING WITH NO COMPROMISE ON LOCATION.



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## DRIVING DISTANCE

- CALDERSTONES PARK - 5-10 MINUTES' WALK
- SEFTON PARK - 2 MILES
- ALLERTON GOLF COURSE – 0.5 MILES
- MOSSLEY HILL TRAIN STATION 0.7 – 0.9 MILES
- LIVERPOOL CITY CENTRE – 4 MILES
- M62 – 5/6 MILES
- M57 – 6/7 MILES
- M56 – 7/8 MILES

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## ACCOMMODATION IN BRIEF

### GROUND FLOOR

- COMMUNAL ENTRANCE RECEPTION HALLWAY
- APARTMENT ENTRANCE HALLWAY
- OPEN LIVING/DINING AREA
- KITCHEN
- UTILITY
- W.C

### FIRST FLOOR

- BEDROOM ONE
- EN-SUITE
- BEDROOM TWO
- EN-SUITE
- COURTYARD AREA

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## OUTSIDE

- ALLOCATED SECURE GARAGE PARKING SPACE



SCAN TO  
VIEW OUR  
VIDEO TOUR.

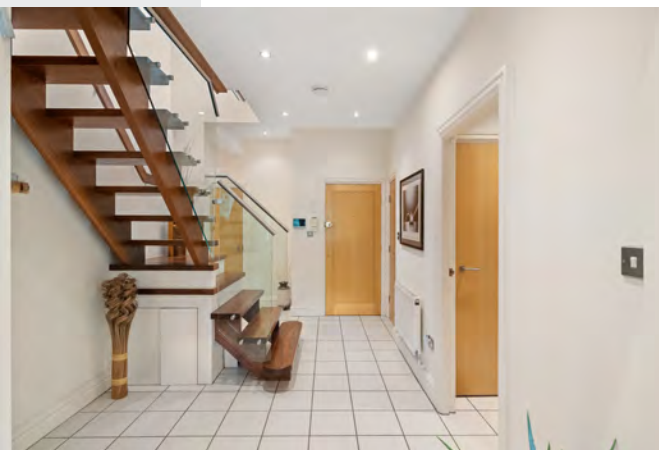


FROM THE MOMENT YOU ARRIVE, THE STRIKING COMMUNAL ENTRANCE HALLWAY SETS AN ELEVATED TONE, WITH TILED FLOORING, A BRASS AND WROUGHT IRON BALUSTRADE, AND A CENTRAL GLASS ELEVATOR THAT CARRIES YOU UP TO THE SECOND FLOOR – AN IMPRESSIVE ARCHITECTURAL STATEMENT BEFORE YOU'VE EVEN REACHED THE FRONT DOOR.

SECURITY AND CONVENIENCE ARE CENTRAL TO THIS DEVELOPMENT, WHICH BENEFITS FROM SECURE GATED ACCESS, CCTV COVERAGE, AND AN ELECTRONIC GARAGE WITH AN ALLOCATED PRIVATE PARKING SPACE, ALONG WITH FURTHER VISITOR PARKING FOR GUESTS – A KEY CONSIDERATION FOR BUYERS PRIORITISING SECURE LUXURY LIVING IN LIVERPOOL.

THE LOCATION OFFERS AN ENVIABLE LIFESTYLE FOR BUYERS AND INVESTORS ALIKE. CALDERSTONES PARK IS JUST A SHORT DISTANCE AWAY, WHILE MOSSLEY HILL TRAIN STATION PROVIDES EXCELLENT COMMUTER LINKS INTO LIVERPOOL CITY CENTRE AND BEYOND. GOLF ENTHUSIASTS WILL APPRECIATE THE PROXIMITY TO ALLERTON GOLF COURSE, ADDING FURTHER APPEAL FOR BUYERS SEEKING LEISURE AMENITIES ON THEIR DOORSTEP. THIS COMBINATION OF GREEN SPACE, TRANSPORT CONNECTIVITY, AND RECREATIONAL FACILITIES MAKES THIS ONE OF LIVERPOOL'S MOST DESIRABLE RESIDENTIAL POCKETS.

THIS DUPLEX PENTHOUSE PRESENTS AN OUTSTANDING OPPORTUNITY FOR BUYERS SEEKING A LOW-MAINTENANCE, HIGH-SPECIFICATION HOME WITH GENUINE CHARACTER, SCALE, AND LONG-TERM INVESTMENT POTENTIAL.





## GROUND FLOOR

ARRANGED OVER TWO FLOORS, THIS TWO-BEDROOM DUPLEX APARTMENT MAKES AN IMMEDIATE IMPRESSION WITH ITS FEATURE AMERICAN WALNUT AND GLASS STAIRCASE AND HIGH SHINE TILED FLOOR. THIS STRIKING ARCHITECTURAL CENTREPIECE SETS THE TONE THROUGHOUT THE HOME. THE OPEN-PLAN LIVING AND DINING SPACE IS GENEROUS IN PROPORTION, PERFECT FOR BOTH EVERYDAY LIVING AND ENTERTAINING, WITH FRENCH DOORS OPENING TO OVERLOOK THE GARDENS.

WHILE THE PREMIUM FITTED KITCHEN FEATURES CORIAN WORK SURFACES AND AN INTEGRATED SINK, CENTRAL FEATURE OVEN AND HOB AREA AND BREAKFAST BAR DELIVERING A CLEAN, CONTEMPORARY AESTHETIC WITH EVERYDAY PRACTICALITY. OFFERING SPACE FOR A FREE STANDING 'AMERICAN STYLE' FRIDGE FREEZER AND DINING TABLE. FOR PRACTICALITY THERE IS A UTILITY AND CLOAKS W.C.

## FIRST FLOOR

BOTH DOUBLE BEDROOMS BENEFIT FROM ENSUITES, OFFERING GENUINE PRIVACY AND FLEXIBILITY RARELY FOUND WITHIN PENTHOUSE APARTMENTS. IDEAL FOR PROFESSIONAL COUPLES OR DOWNSIZERS. BOTH BEDROOMS ARE SIZEABLE WITH FITTED WARDROBES AND AN ABUNDANCE OF EAVES STORAGE AND 'OFFICE SPACE IN BEDROOM TWO.

A STANDOUT FEATURE OF THIS PENTHOUSE FOR SALE IS THE PRIVATE FIRST FLOOR COURTYARD, A RARE OUTDOOR LIVING SPACE THAT EXTENDS THE ACCOMMODATION AND PROVIDES A PEACEFUL RETREAT FOR MORNING COFFEE OR EVENING DRINKS.







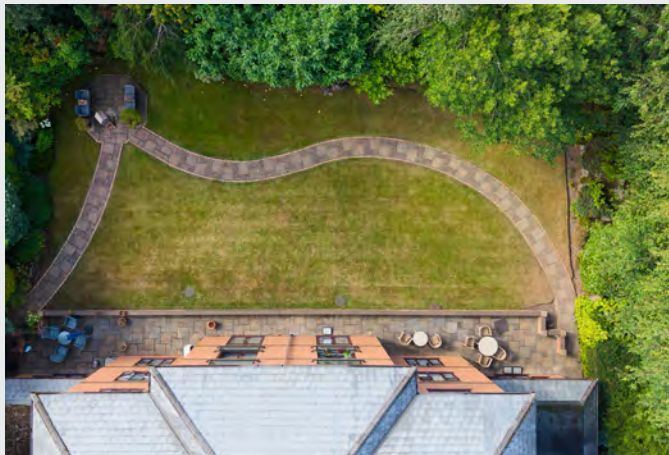


## OUTSIDE

COMPLETING THIS EXCELLENT APARTMENT, RESIDENTS BENEFIT FROM AN ALLOCATED SECURE, GARAGE PARKING SPACE, WITH FURTHER VISITOR PARKING SPACES AVAILABLE OFFERING VALUABLE CONVENIENCE AND PEACE OF MIND FOR BOTH OWNERS AND GUESTS ALIKE.

## ABOUT THE AREA

SET WITHIN ONE OF LIVERPOOL'S MOST SOUGHT-AFTER RESIDENTIAL POCKETS, THIS L18 ADDRESS PLACES YOU FIRMLY AT THE HEART OF CALDERSTONES. A LEAFY, WELL-CONNECTED ENCLAVE PRIZED FOR ITS BLEND OF GREEN SPACE, HERITAGE, AND EASY CITY ACCESS. CALDERSTONES PARK ITSELF IS JUST MINUTES AWAY ON FOOT, ITS 126 ACRES OF PARKLAND, BOTANICAL GARDENS, AND CENTURIES-OLD ALLERTON OAK OFFERING A GENUINE RETREAT FROM CITY LIFE. GOLF ENTHUSIASTS ARE EQUALLY WELL SERVED, WITH ALLERTON GOLF COURSE BORDERING THE PARK DIRECTLY, WHILE SEFTON PARK, LIVERPOOL'S LARGEST AND MOST CELEBRATED GREEN SPACE, LIES A SHORT DRIVE AWAY. FOR COMMUTERS, MOSSLEY HILL TRAIN STATION PROVIDES SWIFT LINKS INTO LIVERPOOL CITY CENTRE IN AROUND 20 MINUTES, WITH THE M62 AND WIDER MOTORWAY NETWORK ALSO WITHIN EASY REACH FOR THOSE TRAVELLING FURTHER AFIELD. IT'S A LOCATION THAT DELIVERS THE RARE COMBINATION OF TRANQUIL, VILLAGE-LIKE LIVING WITH THE CONNECTIVITY AND LIFESTYLE AMENITIES EXPECTED OF A PREMIUM LIVERPOOL POSTCODE.



## PROPERTY INFORMATION

Tenure: Leasehold

Council Tax Band: F

EPC Rating: B

Services: Mains gas, mains water,  
mains electric, broadband  
standard(estimated), allocated  
parking.

Flood Risk: Very Low

Viewing strictly by appointment  
with Paula Davies. Tel/WhatsApp  
07734 366315

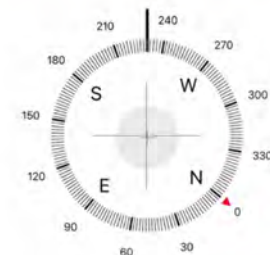
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## APARTMENT 9, 84 BEECH LANE, MOSSLEY HILL. L18 3ER



**Total: 1652 sq. ft**  
 1st floor: 1010 sq. ft, 2nd floor: 642 sq. ft  
 Excluded areas: utility: 49 sq. ft, low ceiling: 141 sq. ft, storage: 68 sq. ft,  
 Balcony: 81 sq. ft, bedroom 1 : 89 sq. ft, bedroom 2: 6 sq. ft,  
 Walls: 154 sq. ft

Floor Plan



DELIVERING RESULTS  
FOR PREMIUM HOMES.

Contact me to arrange your  
personal viewing.

PAULA DAVIES MNAEA

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