



Coniston House, Sefton Park, Liverpool, L17 0EW

- Executive Four Bedroom Penthouse Apartment
- Available for Sale with No Onward Chain
- Stunning Open Plan Lounge Diner with Access to Balcony
- Generous Bedroom Accommodation
- Offering the Ultimate in Luxury Living
- Recently Renovated Throughout to Exceptional Standard
- Bespoke Fitted Kitchen with Integrated Appliances
- Family Bathroom & En Suite to Master



Offers in Excess of £700,000







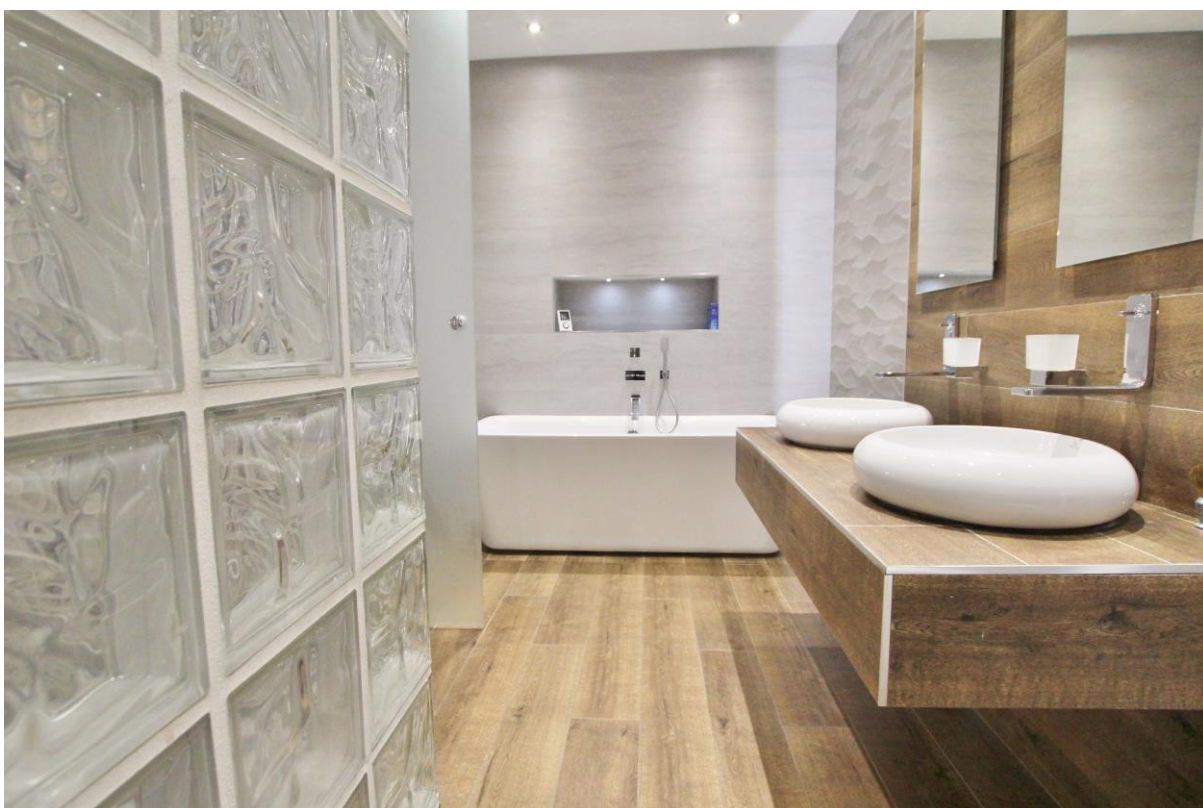
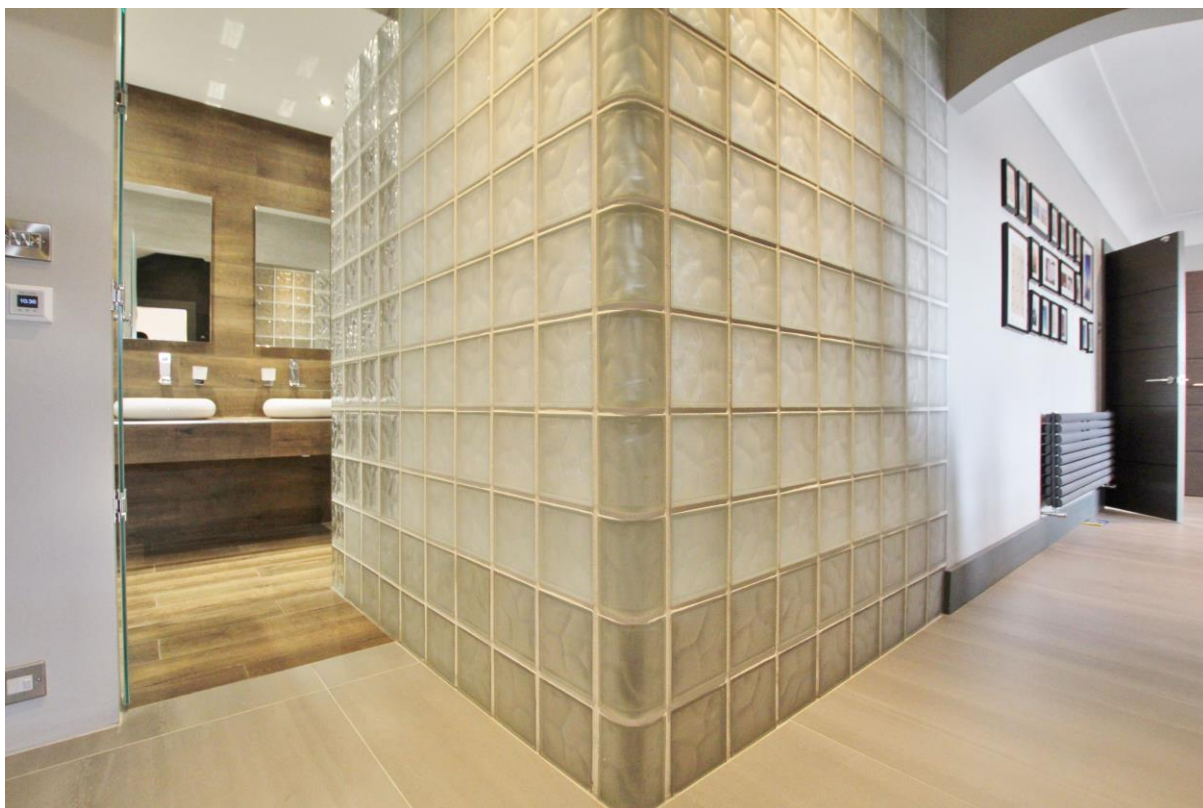
















Description

A rare opportunity has arisen within the sales market to purchase this outstanding four bedroom duplex penthouse apartment, ideally located within the desirable Coniston House development in the leafy affluent suburb of Sefton Park, L17. Offering the ultimate in luxury living, the property has recently been renovated throughout to an exceptional standard and enjoys extensive living proportions throughout. Accessed via a well maintained communal entrance point with both stair and lift access, you are greeted into the apartment to a grand entrance hallway which seamlessly guides you throughout the home and sets the precedent for the remaining accommodation. At the heart of the home, there is an impressive open lounge and diner which provides the ultimate setting for entertaining guests and sociable living. Finished in a sleek and stylish decor the room also enjoys access to two fabulous balcony areas which overlook the apartments picturesque surrounding greenery. Continuing to impress, there is a bespoke modern fitted kitchen which is complete with a comprehensive range of wall, base and drawer units with complimenting work tops, a variety of integrated appliances and plentiful work surface space. To this floor, you will also find a contemporary style three piece shower room suite and two exceptionally well presented double bedrooms - one of which is used as an office space/study and the other is used as a fabulous cinema room with wine chiller. As you ascend to the first floor via a show stopping galleried landing with glass balustrade and access to another private terrace, you will find the expansive master bedroom suite which benefits from private access to a walk in wardrobe and luxurious en suite facilities and an additional well proportioned and presented second double. Externally, residents of the development can take advantage of the spectacular communal gardens and the secure underground off road parking. There is also access to a fully equipped gym and a swimming pool for residents to enjoy. Further benefits to the property includes double glazing and gas central heating throughout.

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.

Entrance Hall - Open staircase with glass balustrade, radiator, doors to all rooms, alarm, intercom access system

Shower Room - Three piece suite, extra splash backs, wash basin, tiled floor, spotlights.

Open Plan Lounge Diner - 31' 9" x 19' 7" (9.68m x 5.96m)

UPVC double glazed window to rear and side aspect, tiled floor, radiator, spotlights, doors to balcony x2, open to:

Kitchen - 14' 1" x 11' 10" (4.30m x 3.60m)

UPVC double glazed window to side aspect, range of wall and base units, spotlights, sink and drainer sink unit, tiled floor, integrated five ring induction hob and extractor fan, double oven, integrated dishwasher, semi open plan.

Bedroom Three / Cinema - 18' 4" x 16' 10" (5.60m x 5.14m)

UPVC double glazed window to rear aspect, tiled floor, radiator, spotlights, door to balcony, wine chiller

Bedroom Four / Office - 13' 7" x 10' 4" (4.14m x 3.16m)

UPVC double glazed window to side aspect, radiator, tiled floor, spotlights.

Landing - UPVC double glazed French doors to balcony terrace, radiator, UPVC double glazed window to side aspect, tiled floor.

Bedroom One - 17' 11" x 17' 8" (5.47m x 5.38m)

UPVC double glazed French doors to balcony, radiator, tiled floor, spotlights, through to:

Walk in Wardrobe - 13' 10" x 11' 3" (4.22m x 3.44m)

UPVC double glazed Velux windows to rear aspect, tiled floor, fitted wardrobes, spotlights.

En Suite - Five piece suite, wood style laminate flooring, fully tiled walls, vanity unit, spotlights, extractor fan.

Bedroom Two - 13' 5" x 13' 0" (4.10m x 3.96m)

UPVC double glazed velux window to side aspect, radiator, tiled floor.

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.