

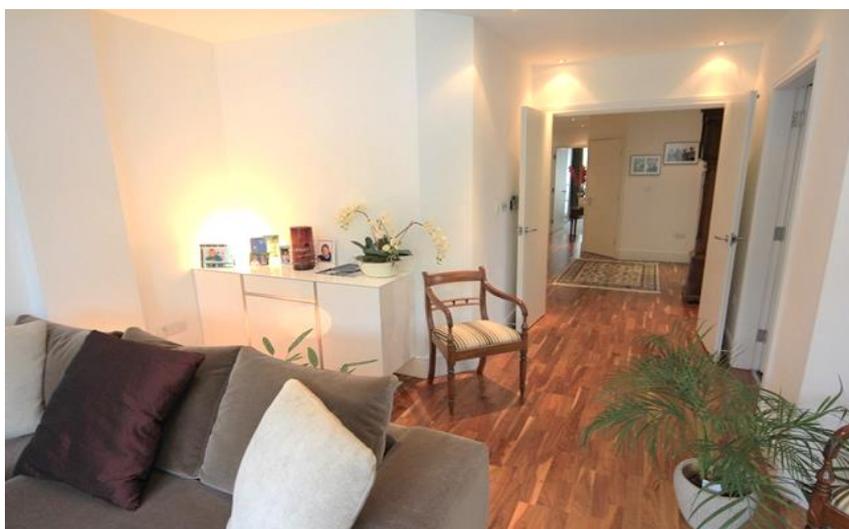


Yew Tree House, Calderstones, Liverpool, L18 3JN

- Luxury Three Bedroom Duplex Penthouse Apartment
- Mezzanine Lounge / Dining Area with Access to Roof Top Terrace
- Three Spacious Double Bedrooms, Two Private En Suites
- Gated Executive Complex with Residents' Gymnasium
- Stunning Open Plan Living & Dining Space with Balcony
- Designer Breakfast Kitchen with Integrated Appliances
- Cutting Edge Filtered Air, Heating, Lighting, Multi Media & Intercom Systems
- Landscaped Communal Gardens with Visitor Parking



£925,000







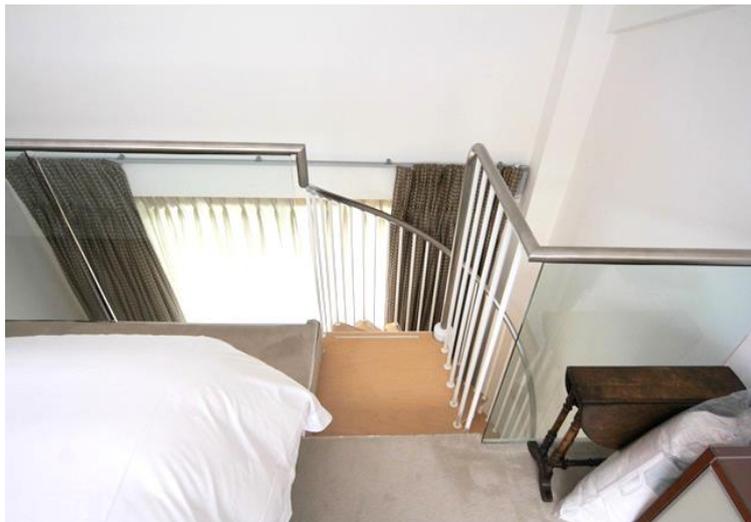


























Description

Situated in the heart of Calderstones, L18, South Liverpool's most affluent and prestigious suburb and adjacent to Calderstones Park, is a magnificent luxury three bedroom duplex penthouse apartment, arriving at the sales market courtesy of award winning agent Move Residential. Yew Tree House is an exclusive gated development located on the fringe of Calderstones Park and offers the ultimate in high class living, promising to impress the most discerning purchaser. The complex enjoys a high-tech gymnasium for the residents' use and provides secure underground parking complete with a spacious storage facility.

This stunning penthouse apartment is accessed via a private lift and is thoughtfully designed providing an open and free flowing accommodation. There is an impressive living and dining room featuring American dark walnut hardwood flooring throughout and boasting two-storey high loft style ceilings, giving an air of grandeur to this ideal entertaining space. With views over the manicured gardens and access to a charming balcony, this inviting room provides a truly enviable reception space and the perfect setting for sociable living. A spiral staircase guides you from the heart of the home to a stylish mezzanine providing a desirable dining / lounge area with a contemporary finish. This bright space provides access to a private roof top terrace offering a wonderful setting for al fresco dining during the summer months. Continuing to impress, this extraordinary residence features a modern breakfast kitchen offering a range of Hacker high gloss wall and base units with complementing granite work surfaces, a plethora of high specification integrated appliances, and an attractive breakfast bar ideal for casual dining. A dream come true for the avid cook, this truly desirable kitchen is finished to an impeccable standard throughout.

The sleeping accommodation consists of three generously sized double bedrooms one of which is currently used as a TV / entertainment room. The other two rooms enjoy private balconies and access to modern en suite facilities, with one boasting a private mezzanine sleeping area. This remarkable home is further enhanced by its cutting edge technology featuring under floor heating throughout, electric curtains, mood lighting, a sophisticated sound system, an intelligent filtered air cooling feature, and an audio / visual intercom system.

This highly coveted complex sits within beautiful well kept grounds with secure gated access. Attractive landscaped trees and herbaceous plant life frame the gardens and a circular stone seating area provides a lovely social space for residents to enjoy. Yew Tree House offers style and elegance, and the very best in understated luxury living, and Move Residential is delighted to offer the unique chance to own an exquisite home in one of South Liverpool's premier addresses.

Location

Calderstones 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. The apartment is located in one of the most exclusive roads in South Liverpool.

Communal Hallway -

Secure video intercom system, access door, tiled floor, downlights, lift, mirrored walls

Hallway -

Access door, American dark walnut hardwood flooring, alarm control panel, downlights, access to cloaks and utility area and plant room

Cloaks and Utility Area - 9' 3" x 4' 3" (2.82m x 1.29m)

WC - 5' 3" x 3' 3" (1.60m x 0.99m)

Wash basin in vanity unit, WC, downlights, mirror, tiles to walls and floor

Breakfast Kitchen - 16' 2" x 13' 2" (4.92m x 4.01m)

German Hacker high gloss wall and base units, granite work surfaces and breakfast bar, steam oven, oven, warming drawer, two fridge freezers, dishwasher, induction hob, stainless steel extractor hood, tiled floor, granite up stands, double stainless steel sink unit with shower tap and Quooker tap for boiling water, two double glazed hardwood framed windows, speaker system, television point

Lounge Diner - 25' 0" x 25' 8" (7.61m x 7.82m)

Double doors from hallway, American dark walnut hard wood flooring, electrically operated curtain rails, two double glazed hardwood framed patio doors to balcony, spiral staircase to mezzanine floor over, underfloor heating, speaker system, mood lighting, television point, downlights, electric points, electric curtains

Mezzanine Floor - 12' 2" x 25' 7" (3.71m x 7.79m)

Glass and stainless steel balustrade, double glazed hardwood framed window, hardwood framed double glazed sliding door to roof garden, built in study / desks, vaulted ceiling

Roof Garden -

Multi level with fully tiled floor, electric and light points

Television Room / Bedroom One - 12' 10" x 12' 8" (3.91m x 3.86m)

Hardwood framed double glazed window, built in storage and entertainment unit, downlights, 5.1 cinema surround sound, data points, mood lighting

Split Level Bedroom Two - 12' 2" x 12' 1" (3.71m x 3.68m)

Hardwood double glazed sliding door to balcony, spiral staircase, downlights, electric points, electric curtains, speaker system, wardrobes

En Suite Shower Room - 7' 4" x 5' 2" (2.23m x 1.57m)

Wet room style shower with screen, wash basin in vanity unit, WC, mirror, downlights, tiles to floor and walls, shaver socket,

Level Two - 9' 1" x 12' 1" (2.77m x 3.68m)

Hardwood framed double glazed window, glass and stainless steel balustrade, data and television points

Bedroom Three - 15' 8" x 12' 7" (4.77m x 3.83m)

Hardwood framed double glazed sliding door to balcony, downlights, light points, television point, data points, speaker system, mood lighting, electric curtains, wardrobes

En Suite - 14' 6" x 6' 3" (4.42m x 1.90m)

Wet room style shower with screen, bath, wash basin in vanity unit, WC, downlights, tiles to floor and walls, speaker system

Undercroft Parking Area -

Allocated parking (2 spaces) and access to secure storage room

Gymnasium -

Available for the benefits of the residents and includes a range of fitness and exercise equipment.

Externally -

Block paved patio terrace to rear and side, with steps leading to landscaped communal gardens with mature tree shrub and herbaceous borders, circular sitting area with water feature. Front entrance drive providing guest parking being block paved and protected by electronically controlled gates and leading to undercroft parking area.

Energy Performance Certificate



Dwelling type: Top-floor flat **Reference number:** **Date of assessment:** 23 October 2015 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 04 November 2015 **Total floor area:** 182 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

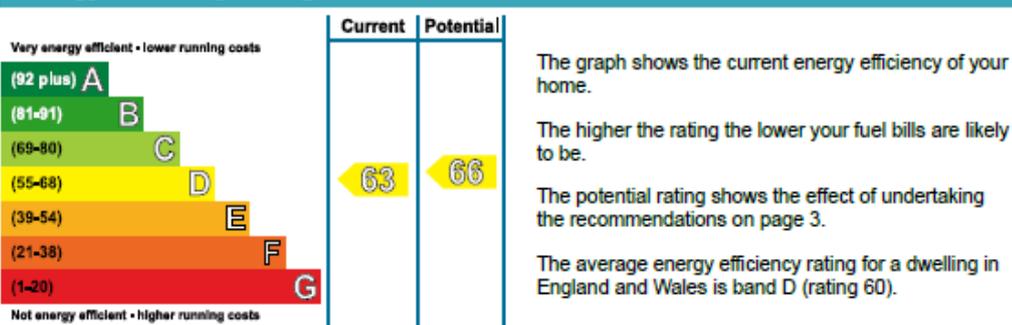
Estimated energy costs of dwelling for 3 years:	£ 4,731
Over 3 years you could save	£ 384

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 579 over 3 years	£ 288 over 3 years	
Heating	£ 3,210 over 3 years	£ 3,120 over 3 years	
Hot Water	£ 942 over 3 years	£ 939 over 3 years	
Totals	£ 4,731	£ 4,347	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

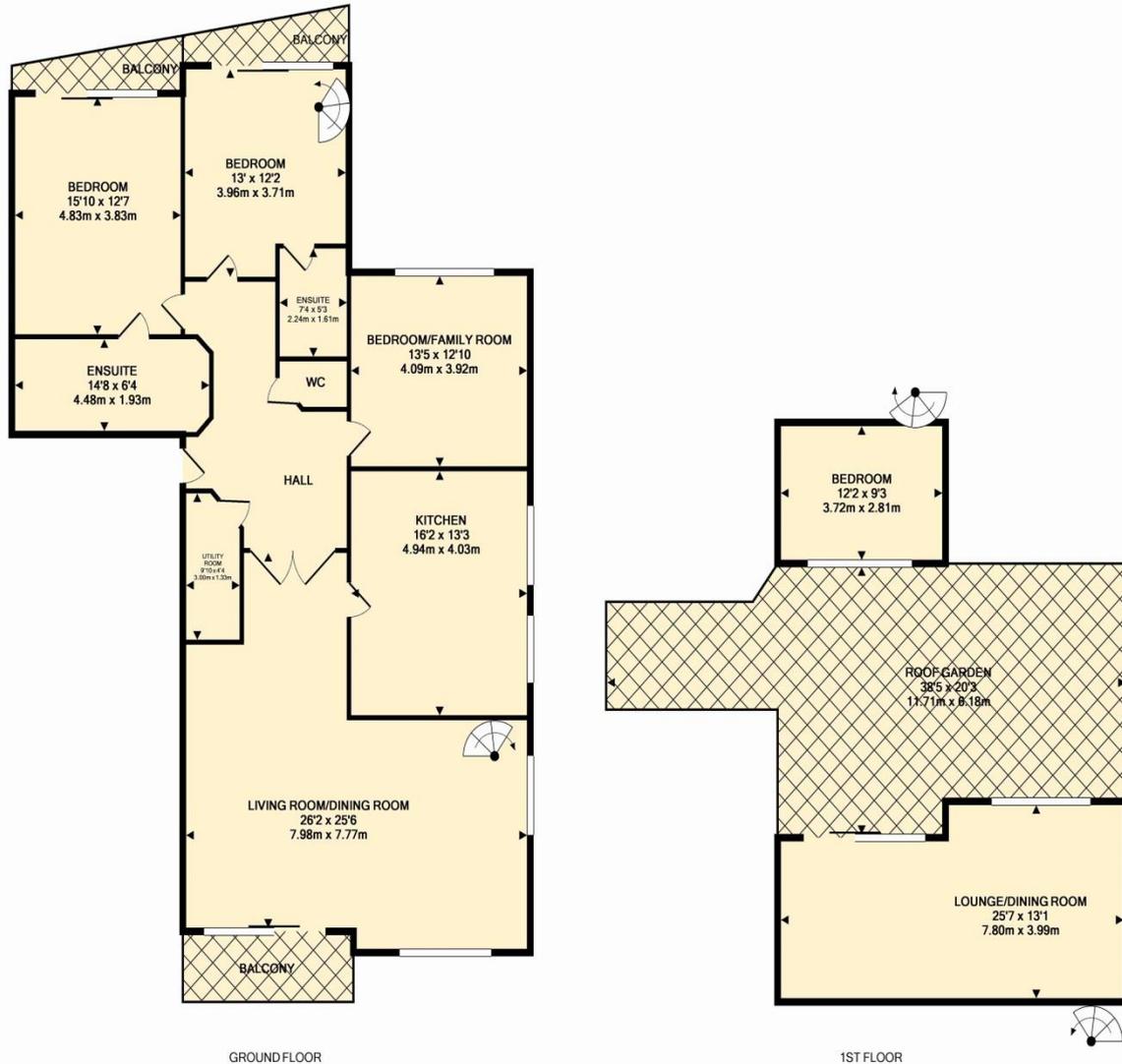


Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Low energy lighting for all fixed outlets	£120	£ 153	
2 Heating controls (time and temperature zone control)	£350 - £450	£ 234	

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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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.