



**11a Livingston Drive
Sefton Park
Liverpool
L17 8XW**

Prices from: £99,950

All offers and acceptances subject to contract



Allerton/South Liverpool
40/42 Allerton Road
Liverpool L18 1LN
Tel: 0151 734 0666
Fax: 0151 734 4504
allerton@suttonkersh.co.uk

City Centre
30-32 Exchange Street East
Liverpool L2 3PQ
Tel: 0151 236 2332
Fax: 0151 236 3755
citycentre@suttonkersh.co.uk

West Derby
18 West Derby Village
Liverpool L12 5HW
Tel: 0151 256 7837
Fax: 0151 226 1349
westderby@suttonkersh.co.uk

Old Swan
4 Broadgreen Road
Liverpool L13 5SG
Tel: 0151 259 2622
Fax: 0151 228 1301
oldswan@suttonkersh.co.uk

Walton
102 County Road
Liverpool L4 3QN
Tel: 0151 521 7383
Fax: 0151 286 3082
walton@suttonkersh.co.uk

Registered Office: 2 Cotton Street, Liverpool L3 7DY | Registered in England and Wales No. 4625442



LOUNGE



KITCHEN



BEDROOM 1



BEDROOM 2



BATHROOM

THE DEVELOPMENT

This pleasant detached property occupies a corner position with Livingston Drive and Hargreaves Road. Livingston Drive is a continuation of both Livingston Drive North and South which is accessed via Aigburth Drive. Sefton Park is within walking distance and provides excellent recreation ground and open space with attractions such as the Boating Lake and the Palm House. Lark Lane, which is only a short walk away, offers a vibrant and lively selection of fine restaurants and wine bars in addition to local shopping. More comprehensive shopping can be found along Aigburth Road which also provides for excellent public transport services to Liverpool city centre. A comprehensive local road network connects bringing many further areas of Liverpool to within easy reach.

This detached property is built in yellow brick with relief courses and comprises twelve two bedroom apartments. Each apartment has been refurbished to a high standard, including re-equipped fitted kitchens which are separate from the main lounge areas, as well as re-equipped bathrooms and the most up-to-date electric storage heating systems. Please refer to the general specification list enclosed.

There is ample parking for all residents as well as additional visitor parking.

Importantly, the developer is offering all the apartments at realistic and affordable price levels. With the surrounding amenities and Sefton Park within walking distance we would advise an early viewing to secure one of these pleasant apartments.

We enclose typical accommodation for the three styles of apartments.

11a Livingston Drive, Sefton Park

STYLE A

(Apartments 1, 4, 7, 10)

COMMUNAL ENTRANCE HALL

With intercom security.

ENTRANCE HALL:

3.64m (11ft 11in) x 0.95m (3ft 1in)

LOUNGE:

4.44m (14ft 2in) x 2.95m (9ft 8in)

SEPARATE KITCHEN:

2.96m (9ft 9in) x 2.05m (6ft 9in)

BEDROOM 1:

3.0m (9ft 10in) x 2.83m (9ft 10in)

BEDROOM 2:

3.0m (9ft 10in) x 2.39m (7ft 10in)

BATHROOM

2.39m (7ft 10in) x 1.9m (6ft 3in)

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STYLE B

(Apartments 2, 5, 8, 11)

ENTRANCE HALL

5.33m (17ft 6in) x 0.95m (3ft 1in)
With intercom security.

LOUNGE:

4.33m (14ft 2in) x 2.96m (9ft 9in)

SEPARATE KITCHEN:

2.95m (9ft 8in) x 1.99m (6ft 6in)

BEDROOM 1:

3.0m (9ft 10in) x 2.84m (9ft 4in)

BEDROOM 2:

2.98m (9ft 9in) x 2.37m (7ft 9in)

BATHROOM

3.04m (10ft 0in) x 1.83m (6ft 0in)

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STYLE C

(Apartments 3, 6, 9, 12)

ENTRANCE HALL:

3.57m (11ft 9in) x 0.97m (3ft 2in)
With intercom security.

LOUNGE:

4.33m (14ft 2in) x 2.95m (9ft 8in)

SEPARATE KITCHEN:

2.95m (9ft 8in) x 1.99m (6ft 6in)

BEDROOM 1:

3.01m (9ft 11in) x 2.86m (9ft 5in)

BEDROOM 2:

3.01m (9ft 11in) x 2.37m (7ft 9in)

BATHROOM

2.37m (7ft 9in) x 1.81m (5ft 11in)

SPECIFICATION LIST

General:

- Energy Efficient "Duo Heat" radiators
- Double Glazed timber windows including bay window to lounge
- Fitted blinds throughout
- Six panel Regency internal doors, finished in white with chrome ironmongery
- Chrome ceiling lights to Lounge and bedrooms
- Carpets to lounge, hall and bedrooms
- Ceramic floor tiles to bathrooms
- Telephone points in all apartments
- TV points in all living rooms & main bedrooms, pre-wired for Cable TV

Kitchens:

- Fitted kitchen in "shaker style" cabinets finished in light oak or Beech effect
- Moffat stainless steel oven, hob and Chimney hood
- Stainless steel sink with chrome mixer taps
- A Grade 50/ 50 fridge/freezer, washing machine
- Low voltage chrome down lighters
- Ceramic floor tiles / High Gloss worktops
- Secondary heating.
- Extractor fan

Bathrooms:

- White sanitary ware, bath with chrome fittings and electric shower above.
- Glass shower screen
- Feature lighted wall mirror or cupboard
- Ceramic wall tiling
- Ceramic floor tiles
- Shaver point
- Low voltage chrome down lighters
- Chrome heated towel rails

Security:

- Mains operated smoke detectors
- Door entry system
- External and car park security lighting

Communal areas:

- Secure lighting in communal areas with pass code or key
- Mains operated smoke detectors
- Carpets throughout
- Background heating

External:

- Car parking for each apartment
- Additional car parking for visitors
- Mature landscaped gardens and trees bordering the property

Notes:

- A variety of storage cupboards and built-in wardrobes available in Apartment style A & C.

This specification is for guidance only and does not constitute any part of an offer or contract. See also price list for further information.

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PRICE LIST

<u>Apartment No.</u>	<u>Accommodation</u>	<u>Type</u>	<u>Price</u>
<u>Ground Floor</u>			
1	2 beds	A	SOLD
2	2 beds	B	SOLD
3	2 beds	C	SOLD
<u>First Floor</u>			
4	2 beds	A	SOLD
5	2 beds	B	SOLD
6	2 beds	C	SOLD
<u>Second Floor</u>			
7	2 beds	A	RESERVED
8	2 beds	B	£124,950
9	2 beds	C	SOLD
<u>Third Floor</u>			
10	2 beds	A	SOLD
11	2 beds	B	SOLD
12	2 beds	C	SOLD

Tenure:

The apartments will be offered leasehold subject to a ground rent of £50 per annum for a term of 998 years.

Service Charge:

A service charge will be levied and will be based eventually on actual cost. Approximate £60 pcm.

We would emphasize that whilst the details, plans and specification contained in this brochure were produced with all due care. Measurements are for guidance purposes only and do not form part of any contract. They are strictly preliminary and produced to give prospective purchasers some idea of the proposed development. We would emphasize that all measurements and details should be checked on site and purchasers should rely on their due diligence in this respect.