



“Aigburth Church” Liverpool, L17

- A SENSATIONAL DEVELOPMENT AND CONVERSION
- PRIME POSITION IN A PREMIER SOUTH LIVERPOOL SUBURB
- BESPOKE IN CONSTRUCTION & DESIGN
- STUNNING ACCOMMODATION
- ATTENTION TO DETAIL THROUGHOUT
- AN INDIVIDUAL SELCTION OF TWO & THREE BEDROOM APARTMENTS
- STYLISH AND MODERN FITTED KITCHENS
- ELEGANT BATHROOMS & EN-SUITES
- IMPRESSIVE GLAZING THROUGHOUT
- MANY PERIOD FEATURES RETAINED COMBINED WITH A CONTEMPORARY TWIST
- IMPRESSIVE USE, SPACE, LIGHT & ERGONOMICS
- COMMUNAL HALLWAYS & INTERCOM SECURITY
- SITUATED CLOSE TO SEFTON PARK, LARK LANE & THE WONDERFUL RIVER MERSEY
- VIEWING STRICTLY BY APPOINTMENT WITH SUTTON KERSH



APARTMENT 1
Sold Prior To Release

THREE BEDROOMS

ENSUITE

OPEN PLAN LOUNGE / KITCHEN

BATHROOM



APARTMENT 2
£250,000

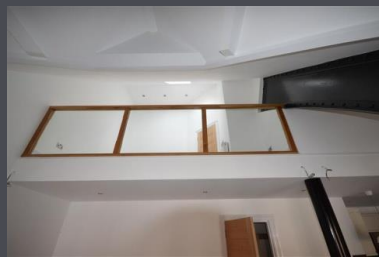
TWO BEDROOMS

ENSUITE SHOWER ROOM

LOUNGE

KITCHEN

BATHROOM



APARTMENT 3
£225,000

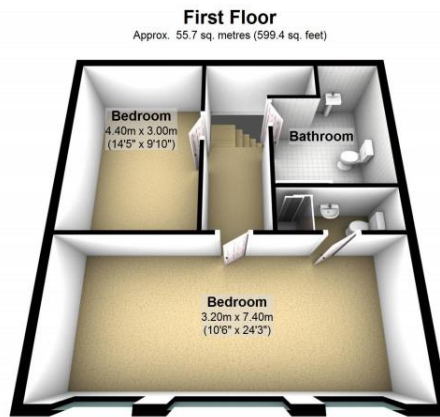
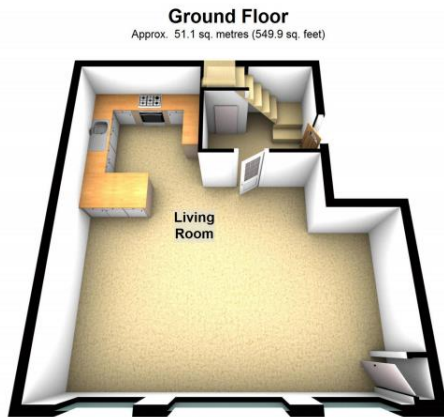
TWO BEDROOMS

ENSUITE

OPEN PLAN LOUNGE / KITCHEN

BATHROOM

SOLD



Total area: approx. 106.8 sq. metres (1149.3 sq. feet)

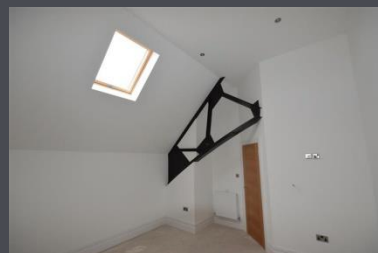
APARTMENT 4
£225,000

TWO BEDROOMS

ENSUITE

OPEN PLAN LOUNGE /
KITCHEN

BATHROOM

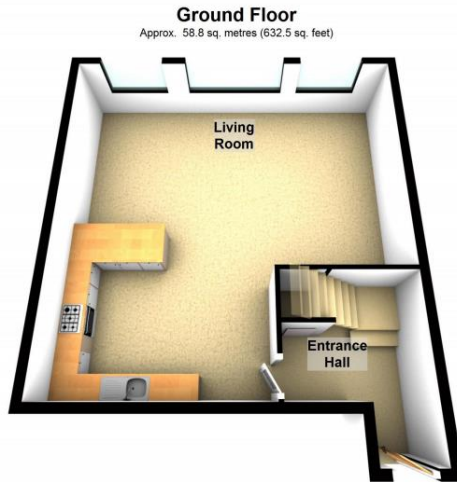


APARTMENT 5
£200,000

TWO BEDROOMS

OPEN PLAN LOUNGE /
KITCHEN

BATHROOM



Total area: approx. 95.1 sq. metres (1024.1 sq. feet)



APARTMENT 6
£295,000

THREE BEDROOMS

ENSUITE

OPEN PLAN LOUNGE /
KITCHEN

STUDY

BATHROOM

UTILITY ROOM



APARTMENT 7
£230,000

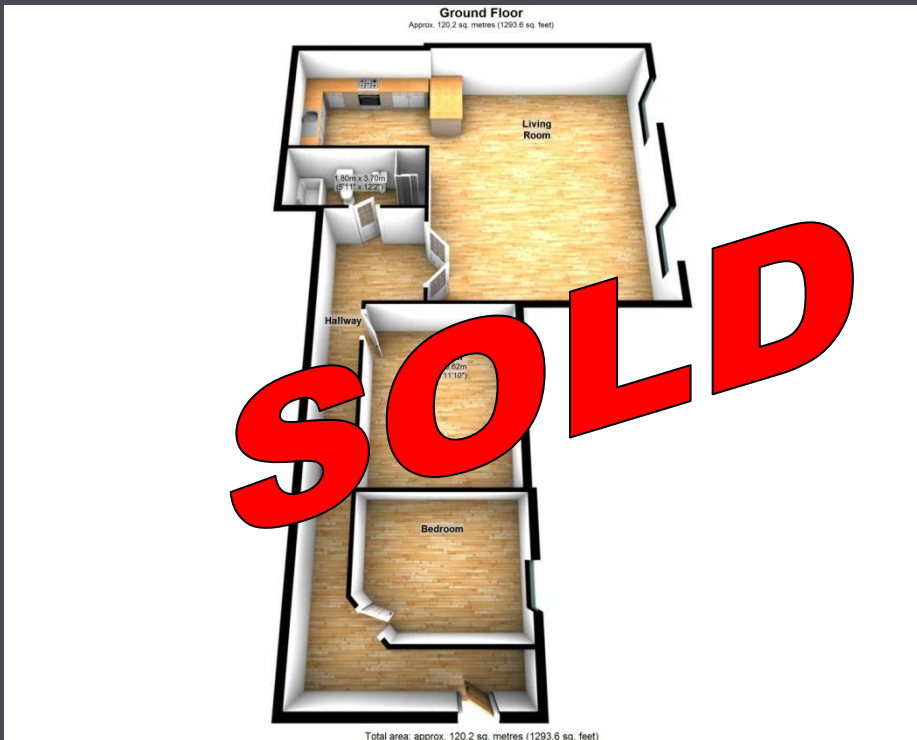
TWO BEDROOMS

ENSUITE

LOUNGE

KITCHEN

BATHROOM

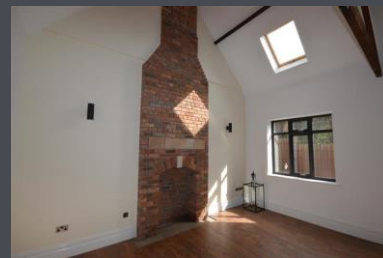


APARTMENT 8
£230,000

TWO BEDROOMS

OPEN PLAN LOUNGE /
KITCHEN

BATHROOM



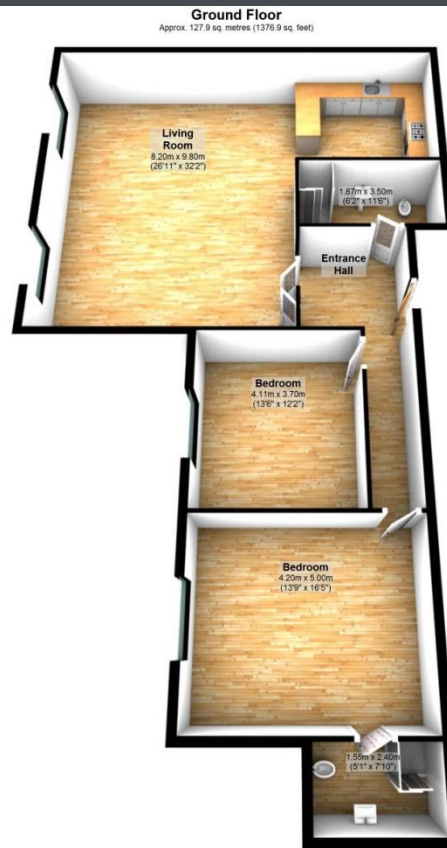
APARTMENT 10
£240,000

TWO BEDROOMS

ENSUITE

OPEN PLAN LOUNGE /
KITCHEN

BATHROOM



APARTMENT 11
£250,000

TWO BEDROOMS

ENSUITE

OPEN PLAN LOUNGE /
KITCHEN

BATHROOM

THE DEVELOPMENT

This unique and beautiful conversion combines both elements of past and present and will offer any prospective purchasers with an enviable lifestyle. Situated close to the wonderful Seton Park, Lark Lane and River Mersey, residents will be able to enjoy many of Liverpool's key historical landmarks and locations as well as having access to excellent amenities and infrastructure including rail and road links, recreation ground and comprehensive shopping facilities at several nearby district centres.

The former church has been lovingly restored and converted both internally and externally with attention to detail being paid to the restoration of many of the key elements of the existing building whilst a total of 11 apartments have been created with intelligent use of light, ergonomics and quality design being at the forefront of the developers schedule.

The communal hallways set a precedent for the remainder of the accommodation which comprise 11 individually designed bespoke apartments offering high quality kitchens, bathrooms and sanitary ware combined with excellent craftsmanship in terms of construction as well as bespoke glazing and up to date heating and insulation properties. Access is available at two separate points from both Dundonald Road and Aigburth Road making this secure development more attractive and accessible for would be purchasers.

For ease of reference, we have detailed herein intelligent floorplans showing each apartment on an individual basis as well as stock photography providing potential buyers with an insight into the level of specification on offer.

To accompany the foregoing, there is a general specification list within this brochure detailing the level of specification, along with fixtures and fittings and any other relevant factors for each individual apartment.

THE LOCATION



Aigburth was once referred to in the Sunday Times as “the home of bohemian chic”. This cultural, vibrant and exceptionally popular district offers excellent amenities including excellent schooling, wonderful recreation ground as well as excellent transport services by road and rail and beautiful recreation ground and open space at several nearby locations including Sefton Park with its wonderful Palm House, Greenbank Park, Calderstones Park and beautiful riverside walks along the amazing River Mersey. Both Cressington & Grassendale Esplanades also offer picturesque walks both of which are adorned by beautiful iron railings and period lamp standards.

Nearby retail parks include Hunts Cross and the Mersey Retail Park and rail links are offered along several nearby mainline railway stations situated off Aigburth Road. Liverpool city centre is only a short car journey away with its excellent shopping facilities including Liverpool One and the beautiful Church Street. Also, Liverpool waterfront iconic buildings again only a short distance away.

South Liverpool is renowned for its strong business infrastructure and continues to grow in popularity.

The location photograph shots are for illustrative purposes only.

SPECIFICATION LIST

Energy efficiency rating B.

Environmental (CO2) impact rating B.

Worcester 28 cdi Condensing Combi boilers.

All radiators have Peglar thermostatic valves.

Double Glazed throughout.

Rooflite double glazed roof windows.

Every internal & external wall insulated with 100mm Knauf Earthwool Loft Insulation.

Every ceiling and roofspace insulated with 100mm Knauf Earthwool Loft Insulation.

All lighting has LED bulbs which use up to 80% less energy than an incandescent bulb.

Ground floors are block & beam which have then been insulated with 100mm Kingspan insulation and 75mm concrete screed.

Most apartments have metal windows made and supplied by REA Metal Windows of Liverpool - full specification at <http://www.reametal.co.uk/rea-products/w40-steel-windows/>

Grohe or Bristan sanitary ware.

Internal Oak pre-finished Palermo fire doors – 78 x 33 (inches).

Front Door - Colonist 6 panel smooth moulded fire door – sprayed gloss black.

Communal Entrance doors – Suffolk Oak doors.

Freeview, BT, Sky & Virginmedia connections in all apartments.

Upper floors are 8 x 4 inch joists – the joists have then been covered with 25mm boards – a floating floor has then been constructed using Hush Acoustics 55mm Hush Battens covered with a further 25mm board.

All skirting boards are 9 inch Victorian and all architrave is 4 inch Victorian.

All walls have had 3 coats of Dulux Trade paint.

All apartments are alarmed.

Intercom connection to their outside entrance door.

All communal entrance doors are fitted with Yale Digital Locks and Yale Night Latches.

Porcelain tiles to all bathroom and kitchen tiles.

Wooden laminate floors are either Balterio Vintage Oak or Dolce Caramel High Gloss Walnut.

All kitchens include Neff oven and hob, cooker hood with outside extraction, integrated fridge freezer, integrated dishwasher, integrated washing machine, integrated microwave, top quality designer stainless steel sink, fully tiled floor, under cabinet lighting.

All bathroom sinks are ceramic.

All bathrooms have either recessed LED lighting over a mirror or an illuminated LED mirror with shaver point.

All toilets are dual flush to save water.

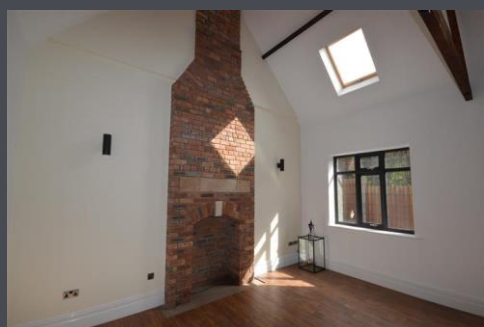
Every external wall has been repointed.

Roof has been fully refurbished.

Fully visible address plaques.

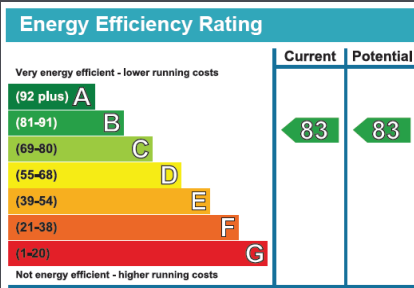
All apartments exceed the regulation E1 requirement for protection against sound from adjoining buildings or other parts of the same building by at least 50%.

THE GALLERY

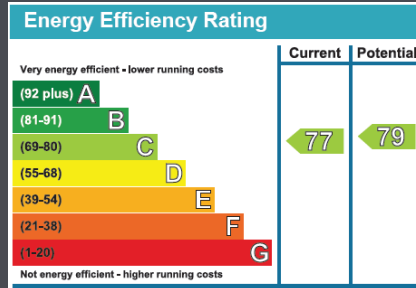


ENERGY PERFORMANCE CERTIFICATES

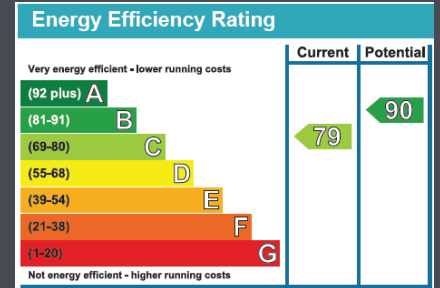
APARTMENT 1



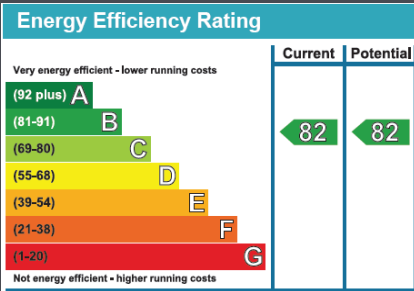
APARTMENT 2



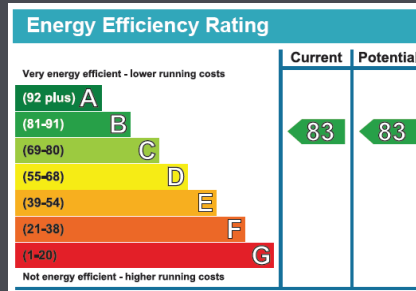
APARTMENT 3



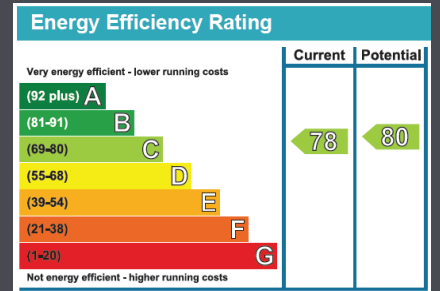
APARTMENT 4



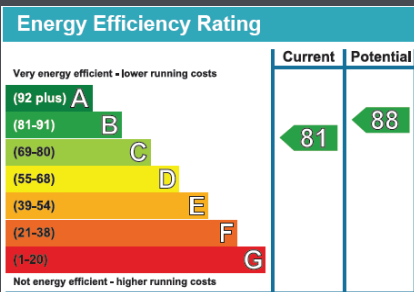
APARTMENT 5



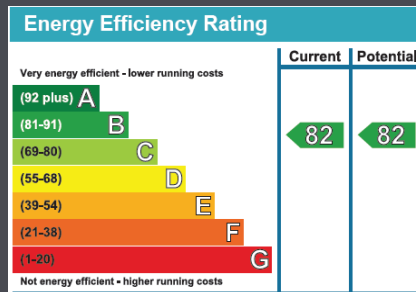
APARTMENT 6



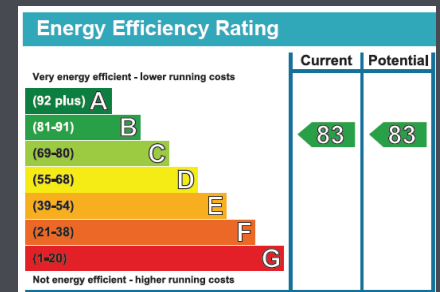
APARTMENT 7



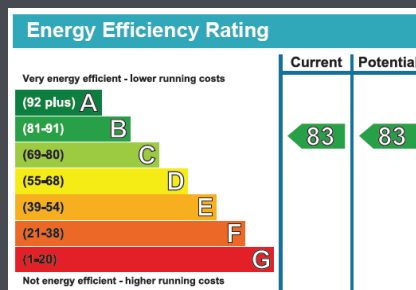
APARTMENT 8



APARTMENT 10



APARTMENT 11



SERVICES

Where applicable, we have not tested the mains services, central heating system or other appliances. Purchasers should therefore carry out their own checks.

VIEWINGS

By appointment.

PURCHASING PROCEDURE

If you wish to make an offer on this property, please contact the office dealing with the sale. You would be well advised to do this before contacting your Bank, Building Society or Solicitor. Any delay may result in the property being sold elsewhere. Should your interest in this property be subject to the sale of your own home, then we shall be pleased to arrange for a free verbal valuation for you without obligation.

SURVEYING SERVICES

Sutton Kersh also offer a full survey service through our professional staff. If you are considering the purchase of a property through another agent (or via private sale) and require a survey, we would be pleased to advise and quote a fixed inclusive fee.

We offer Valuation Reports, Homebuyers Reports and full Building Surveys depending upon requirements and are on the approved valuation panels of a majority of High Street Banks and Building Societies. Please ask for Janet Hunt at our Survey Department, 2 Cotton Street, LIVERPOOL, L3 7DY or telephone on 0151 207 9966 7/5/09.

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FOR FURTHER INFORMATION AND FULL DETAILS PLEASE CONTACT

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