



'CARRINGTON HALL'

16 Alexandra Drive, Sefton Park,
Liverpool L17



[Home](#)

Prices start at £75,000

Bradford & Bingley
Sykes Waterhouse

**All Enquiries:
0151 734 2220
0151 734 7509**



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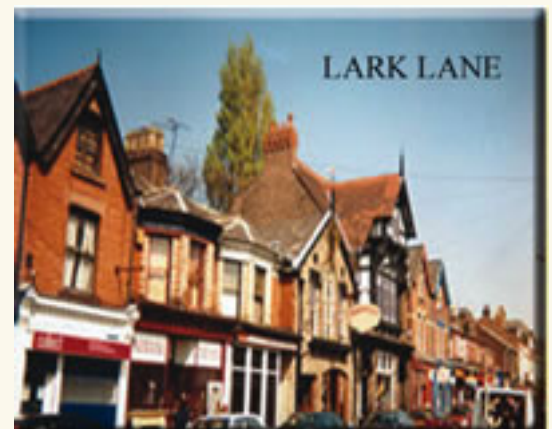
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**To live in a new build is one thing. To live in a conversion is another.
To live in both is an unmissable opportunity.**

Dreaming Spires presents one of Sefton Park Conservation Area's most elaborate and opulent renovations of a prominent detached Victorian building for residential use, creating 14 luxurious one bedroom/studio apartments. Retaining the distinctive facade of this outstanding corner property, we are painstakingly rebuilding the interior to effectively create an exceptional new build specification.

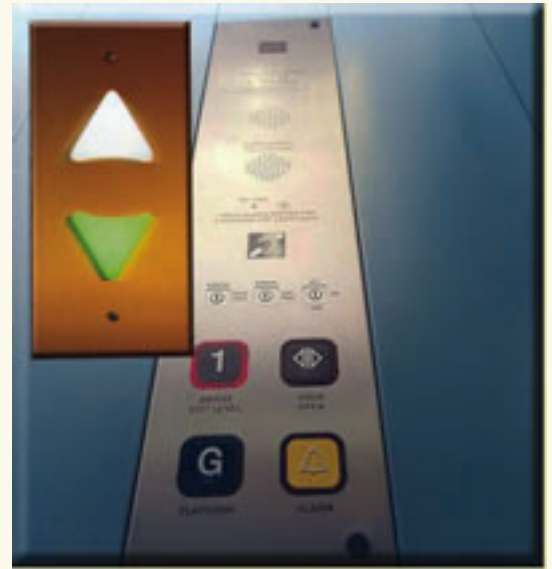
Carrington Hall is within easy walking distance of Sefton Park, a tranquil oasis with its famous Palm House and lake, and Lark Lane with its vibrant array of bistros, wine bars and enchanting shops. It is also excellently situated for local schools, transport links and all the facilities of Liverpool city centre.



This unique building, with an elevator serving all four

floors, offers the ultimate in luxury, benefiting from fully marbled bathrooms, kitchens with granite worktops and integrated appliances, beautifully landscaped gardens, as well as top security specifications, such as CCTV cameras, intercom entry, intruder alarms, remote controlled gates and of course secure private parking.

For many years Dreaming Spires has been creating homes that guarantee the highest levels of comfort and security, and this imaginatively designed development is perfect for first time buyers seeking an exquisite, sumptuous and secure apartment in one of the most attractive drives of Sefton Park - the jewel in the crown of Europe's next Capital of Culture.



Specifications:

Kitchens (fully fitted)

- Black Granite worktops (sealed and polished)
- Stainless steel fan oven, chimney extractor hood and ceramic hob
- Integrated appliances: washer/dryer, fridge with freezer compartment.



Electrical and Heating

- GCH combination boiler with thermostatic radiator valves
- Telephone points and aerial points in each unit
- Edwardian brass electrical fittings
- Halogen downlights/tracks & chandeliers throughout, including communal areas



Security

- Intercom systems linked to front gate & front door with (3) CCTV

- cameras linked to all TV points
- Intruder alarm, with panic button in bedroom
- Remote control iron gate to car park - one parking space per unit

Bathrooms

- Marble tiling to walls and floor (fully sealed and polished)
- Vanity units in most bathrooms with marble worktop
- Bristan state of the art taps/shower fittings
- Shaver sockets



General

- Elevator - serving all floors
- All units fully carpeted
- Full soundproofing between all units exceeding statutory requirements
- Double glazed sliding timber sash windows
- Landscaped communal gardens (with secure bicycle store)
- Tenure: Long Leasehold (Service Charge c. £595 pa + Ground Rent c. £95 pa)
- Warranty: Full Architect's Completion Certificate + 12 month mechanical + 6 month snagging



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