



MAGNUM OPUS

20 Livingston Drive, Sefton Park,
Liverpool L17



[Home](#)

Bradford & Bingley
Sykes Waterhouse

All Enquiries:
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**Luxury is no longer seen as an unnecessary extravagance,
but is expected as standard.**

Magnum Opus ('The Greatest Work of an Artisan') is a brilliantly conceived new build development of ten two-bedroomed apartments, designed to compliment it's prime position in one of Merseyside's most exclusive residential areas. Recognizing that this may be one of the last new build developments in the area, Dreaming Spires has pulled out all the stops to create what will be one of the most prestigious addresses in South Liverpool.

Standing prominently in a leafy drive graced by grand Victorian Villas, this palatial four storey building lies very close to Sefton Park, 200 acres of scenic beauty punctuated by it's astonishing listed Palm House, and Lark Lane, offering an irresistible selection of excellent restaurants, fashionable bars and village shops.

Built to Dreaming Spires' renowned standards, these stunning apartments offer wonderfully light and spacious



rooms, fully marbled bathrooms and en-suites, a state of the art elevator, comprehensive security, exquisite kitchens with every integrated appliance imaginable, as well as superbly designed fully landscaped gardens. The specially moulded architraves, the marble atrium at ground floor level, the granite worktops, the finely crafted ash staircase and the automatic sensor lights in the communal areas are just a few items that underline our meticulous attention to detail and our insistence upon sumptuous opulence throughout the scheme.



These apartments offer absolutely everything a discerning homeowner could wish for and with their exceptional location in our thriving City of Culture, present a rare opportunity for those seeking a refreshing and dramatic masterpiece of unparalleled standards, against a backdrop of an idyllic and picturesque retreat that is Sefton Park conservation area.



Specifications:

Kitchens (fully fitted)

- Black Granite worktops and marble floors (sealed and polished)
- Stainless steel fan oven, chimney extractor hood and touch control ceramic hob
- Integrated appliances: washer/dryer, full height fridge and freezer, microwave, dishwasher



Electrical and Heating

- GCH combination boiler with thermostatic radiator valves
- 2 telephone points and 2 aerial points per unit
- Edwardian brass electrical fittings
- Recessed halogen downlights throughout, including communal areas

Security

- Intercom systems linked to front gate & front door with (4) CCTV cameras linked to all TV points
- Intruder alarm, with panic button in main bedroom
- Remote control iron gate to car park - one secure parking space per unit



Bathrooms

- En-suites to all units
- Marble tiling to walls and floor (fully sealed and polished)
- Vanity units to main bathrooms with marble worktop (except units 1 & 4)
- Bristan state of the art taps/shower fittings
- Shaver sockets in all bathrooms



General

- Elevator - serving all floors
- Timber Victorian coving to all lounges and halls
- All units fully carpeted, except kitchen & bathroom floors (marble)
- Landscaped communal gardens (with secure bicycle store & lighting)
- Show flat designed by Amanda J. Lowe Interiors
- Tenure: Long Leasehold (Service Charge c. £795 pa + Ground Rent c. £135 pa)
- Warranty: Full Architect's Completion Certificate + 12 month mechanical + 6 month snagging

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