



SANDRINGHAM MANOR

An elegant collection of 1, 2 & 3 bed period apartments

Aigburth, Liverpool

BROUGHT TO YOU BY
INTUUIQUE



A PERFECT BLEND OF HERITAGE AND MODERN LIVING.

Sandringham Manor is a luxury Victorian development comprising of 16 apartments set within the Lark Lane conservation area. Just a short walk from Sefton Park, a collection of 1, 2 & 3 bedroom luxury apartments finished to a high standard throughout.

Sandringham Manor is ideally located just minutes from the vibrant Lark Lane offering a wide array of independent bars, restaurants and coffee shops. Nearby transport links allow direct access to the City Centre with just a 15-minute bus journey whilst St. Michaels train station has a direct line to Liverpool Central that takes only 7 minutes.

CHARACTER

Each apartment boasts a spacious living area with original features including high ceilings and large sliding sash windows which allow plenty of natural light. Individually designed to a high-quality specification, Sandringham Manor offers you the opportunity to embrace modern living whilst enjoying character not found in new homes. Completion set for the Autumn/Winter of 2020.





THE FINISH

With attention to detail being at the heart of this project, the approach to the internal finish was to create something befitting the stunning external of this detached Victorian property.

Sandringham Manor provides the very best in modern living, including contemporary Porcelanosa kitchens with fitted AEG appliances.

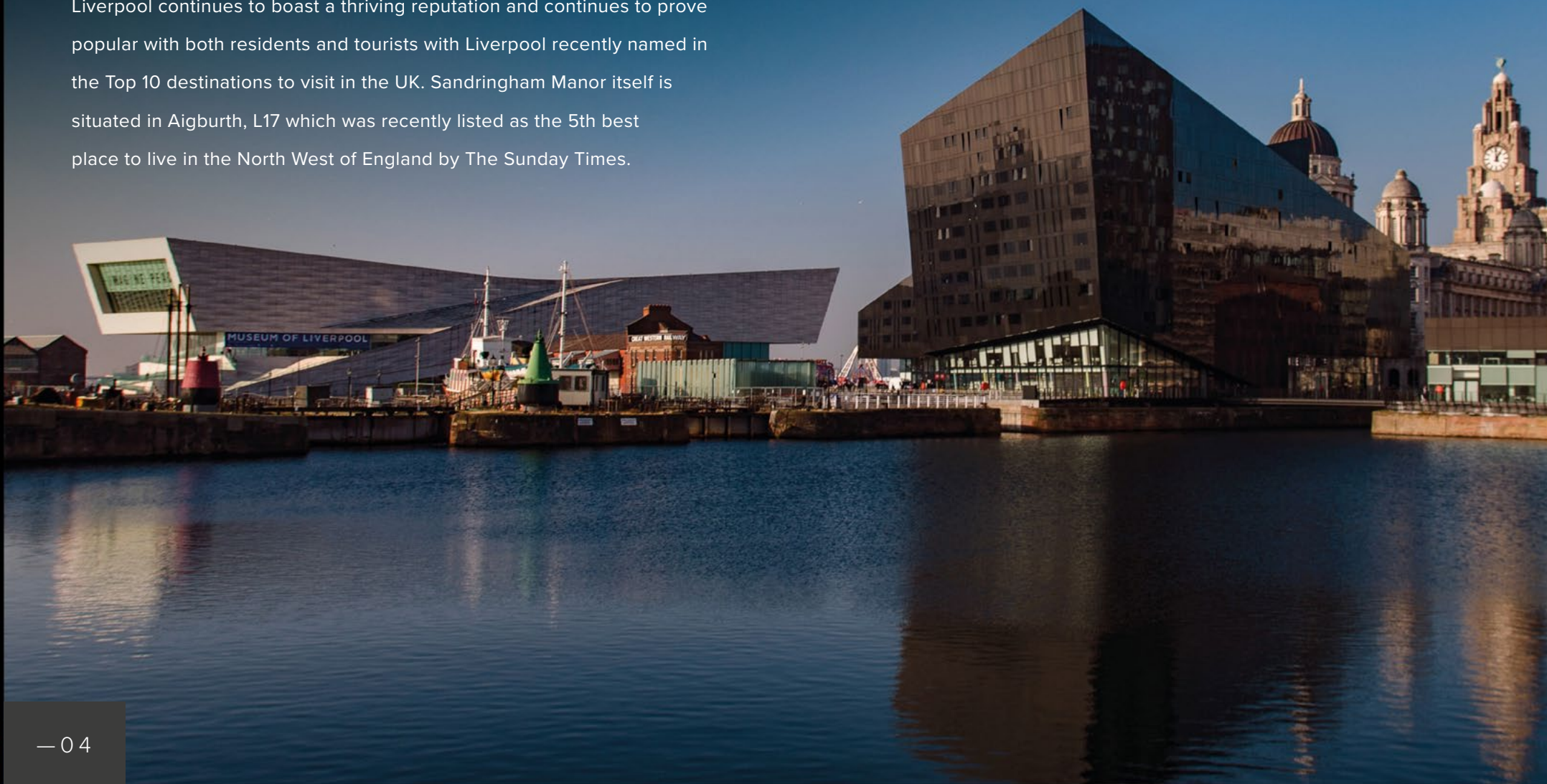
Each bathroom is individually designed to maximise space with cutting edge design from Porcelanosa.

As a finishing touch, elegant wall and floor tiles have been chosen to complement the design.



IN A CITY STEEPED IN A RICH HISTORY WITH A PROSPEROUS FUTURE, **A NEW CHAPTER BEGINS.**

Liverpool continues to boast a thriving reputation and continues to prove popular with both residents and tourists with Liverpool recently named in the Top 10 destinations to visit in the UK. Sandringham Manor itself is situated in Aigburth, L17 which was recently listed as the 5th best place to live in the North West of England by The Sunday Times.



LOCATION

Lark Lane is within walking distance and is a popular choice for both locals and tourists and is known for being one of Liverpool's hidden gems, nestled between Sefton Park and Aigburth Road.

Sandringham Manor is also within walking proximity of the idyllic Sefton Park. The magnificent 235-acre park is classified as a Grade I listed park by English Heritage and is home to a number of lakes as well as the famous Sefton Park Palm House, a beautiful glass-paneled building that has been restored to its former glory and is now a popular wedding venue.

For those wanting to travel to the city and enjoy all that it has to offer, Liverpool City Centre is just two miles away and St Michael's train station is just a short walk. International travel is also within easy reach with Liverpool Airport only 10-minutes and Manchester Airport 30-minute away by car.



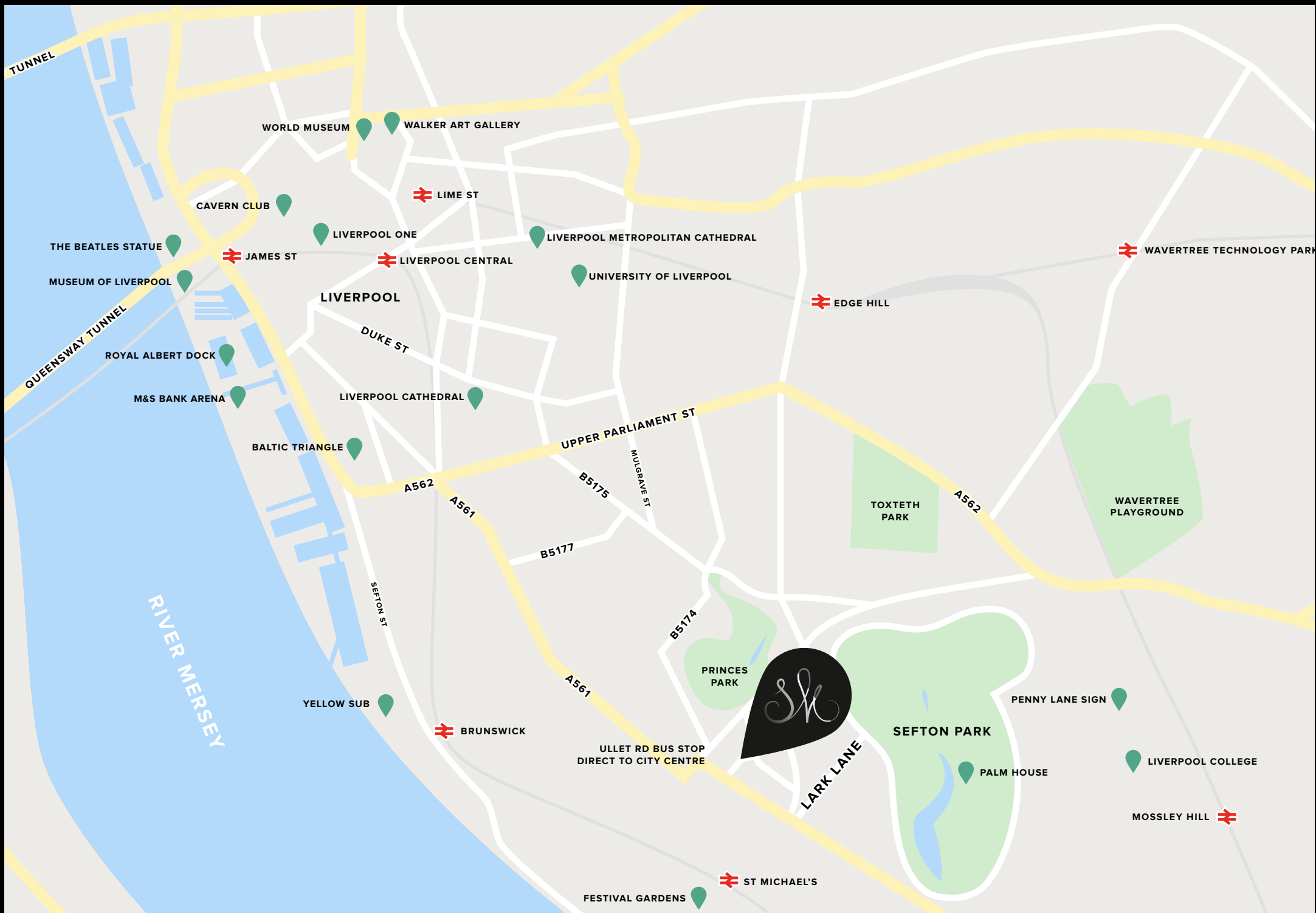
Lark Lane



Liverpool Docks



Sefton Park



GROUND FLOOR



01 – £155,000 45m²/484ft²

Kitchen / Living	19m ² /205ft ²
Bedroom 1	15m ² /161ft ²
Bathroom	6m ² /65ft ²

02 – £250,000 87m²/936ft²

Kitchen / Living	29m ² /312ft ²
Bedroom 1	13m ² /140ft ²
Bedroom 2	15m ² /161ft ²
Bedroom 3 / Study	5m ² /54ft ²
Bathroom	8m ² /86ft ²

03 – £215,000 69m²/743ft²

Kitchen / Living	27m ² /291ft ²
Bedroom 1	13m ² /140ft ²
Bedroom 2	13m ² /140ft ²
Bathroom	9m ² /97ft ²

04 – £140,000 41m²/441ft²

Kitchen / Living	16m ² /172ft ²
Bedroom 1	11m ² /118ft ²
Bathroom	6m ² /65ft ²

05 – £155,000 48m²/517ft²

Kitchen / Living	24m ² /258ft ²
Bedroom 1	11m ² /118ft ²
Bathroom	4m ² /43ft ²

FIRST FLOOR



06 – £155,000 **48m²/517ft²**

Kitchen / Living 20m²/215ft²

Bedroom 1 16m²/172ft²

Bathroom 7m²/75ft²

07 – £250,000 **90m²/969ft²**

Kitchen / Living 31m²/334ft²

Bedroom 1 14m²/151ft²

Bedroom 2 14m²/151ft²

Bedroom 3 / Study 6m²/65ft²

Bathroom 9m²/97ft²

08 – £195,000 **73m²/786ft²**

Kitchen / Living 30m²/323ft²

Bedroom 1 13m²/140ft²

Bedroom 2 13m²/140ft²

Bathroom 8m²/86ft²

09 – £150,000 **41m²/441ft²**

Kitchen / Living 16m²/172ft²

Bedroom 1 11m²/118ft²

Bathroom 6m²/65ft²

10 – £155,000 **48m²/517ft²**

Kitchen / Living 24m²/258ft²

Bedroom 1 11m²/118ft²

Bathroom 4m²/43ft²

SECOND FLOOR



11 – £155,000

48m²/517ft²

Kitchen / Living 20m²/215ft²

Bedroom 1 16m²/172ft²

Bathroom 7m²/75ft²

12 – £250,000

89m²/958ft²

Kitchen / Living 31m²/334ft²

Bedroom 1 13m²/140ft²

Bedroom 2 15m²/161ft²

Bedroom 3 / Study 6m²/65ft²

Bathroom 9m²/97ft²

13 – £160,000

60m²/646ft²

Kitchen / Living 36m²/388ft²

Bedroom 1 14m²/151ft²

Bathroom 4m²/43ft²

14 – £210,000

69m²/743ft²

Kitchen / Living 29m²/312ft²

Bedroom 1 11m²/118ft²

Bedroom 2 12m²/129ft²

Bathroom 7m²/75ft²

BASEMENT



15 – £POA

125m²/1,345ft²

Kitchen / Living	31m ² /334ft ²
Bedroom 1	16m ² /172ft ²
Bedroom 2	18m ² /194ft ²
Study	16m ² /172ft ²
Bathroom	10m ² /108ft ²

16 – £POA

89m²/958ft²

Living	19m ² /205ft ²
Kitchen	14m ² /151ft ²
Bedroom 1	13m ² /140ft ²
Bedroom 2	13m ² /140ft ²
Bathroom	11m ² /118ft ²



SANDRINGHAM

M A N O R

UNRIVALLED SPECIFICATION

KITCHEN

Contemporary Porcelanosa kitchens
AEG integrated appliances
Quartz/granite Worktops
Underfloor heating (selected kitchens)

BATHROOMS & EN-SUITES

Cutting-edge design from Porcelanosa
Elegant wall and floor tiles
Underfloor heating to bathrooms and en-suites
Chrome towel warmer

LIVING AREA & BEDROOM

Original features
High ceilings and large bay windows
UPVC sliding sash windows
Luxury bedroom carpets
Amtico/Karndean flooring to lounge area
Pre-finished walnut doors

GENERAL

Secure gated car park with security lighting
Touch pad video intercom
Pre-wired for broadband, satellite TV and phone
Fully landscaped gardens
Completion Autumn/Winter 2020
Walking distance to Lark Lane and Sefton Park
Prices from £145,000



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Intunique Developments Ltd is a property development company who specialise in the delivery of high quality residential accommodation in the most desirable locations in the North West of England. Intunique is a privately owned company whose owners are involved with day-to-day operations and believe in maintaining their key principles of delivering high quality, design led schemes that offer real value for money.

SALES@INTUNIQUE.CO.UK

WWW.INTUNIQUE.CO.UK