BerkeleyShaw

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Merchant Court 16 College Avenue, Liverpool, Merseyside L23 0SS

£170,000

MERCHANT COURT is a development of 12 luxury apartments. 10x2 bedroom
and 2x1 bedroom, across 3 floors in a sought-after Crosby Location.
The property is carefully constructed, converting the original Victorian building
with a newly built extension combining the property's original features with
modern interior design.
The grounds of Merchant Court benefit from luxurious communal gardens, a
communal gymnasium and private off-road parking as well as private storage
facilities. Merchant Court is just a short walk away from Crosby Beach, which is the home of
Antony Gormley's Another Place iconic statues. An array of local amenities can be found nearby in locatiions and there are multiple local bus routes that pass adjoining roads. Waterloo and Blundellsands &
Crosby Train Station are roughly a 10-minute walk in either direction.
Additionally, there is a range of high-quality schools in the area such as Merchant
Taylors private school

Hallway
12'9" x 4'7" (3.9 x 1.41)
LVT flooring, intercom, designer radiator

Lounge/Kitchen
13'9" x 21'1" (4.2 x 6.43)
integrated microwave, integrated fridge freezer, Electric hob, Electric oven, extractor hood, Stainless steel sink with quartz worktops. Washing machine and dishwasher can be bought as optional extras. LVT flooring.

Bathroom
10'5" x 5'7" (3.19 x 1.72)
Low level WC, sink with vanity unit, bluetooth mirror, bath with overhead shower, porcelain tiled walls and floor.
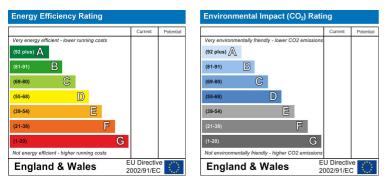
Bedroom 1
13'5" x 14'0" (4.1 x 4.27)
UPVC double glazed window. designer radiator

Bedroom 2
13'1" x 6'9" (4.0 x 2.08)
UPVC double glazed window. designer radiator

Energy Efficiency Rating			Environmental Impact (CO₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO2 emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	