



Flat 2, 14 Merchant Court College Avenue, Liverpool, L23 0SS

Offers Over £210,000

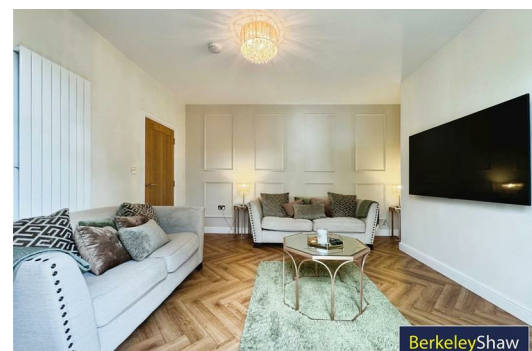
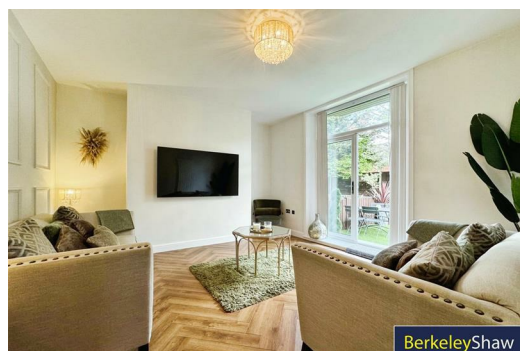
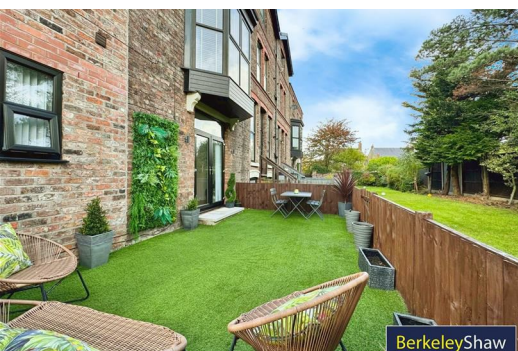
Welcome to this charming two-bedroom ground floor apartment located on College Avenue in the sought after Merchant Court Development. Positioned in the heart of Crosby, this apartment offers easy access to a wide range of amenities, including excellent local schools, shops, and restaurants, ensuring that everything you need is right at your doorstep.

The property is beautifully presented throughout, with tasteful decor and modern finishes, creating a warm and inviting atmosphere for you to relax and unwind in. Additionally, the convenience of off-street parking adds to the appeal of this wonderful apartment, making coming home after a long day a stress-free experience.

This property boasts a lovely reception room with access to a private garden, perfect for taking in the sunshine or BBQ's! The property further boasts two cosy bedrooms, and a modern bathroom, making it the perfect home for a small family or professionals looking for a comfortable living space. The kitchen is beautifully finished with a range of integrated appliances and a breakfast bar offering ample space for casual dining.

With no onward chain, this property is ready and waiting for you to make it your own. Don't miss out on the opportunity to own a piece of this vibrant community in Crosby. Book a viewing today and discover the potential this lovely flat has to offer.

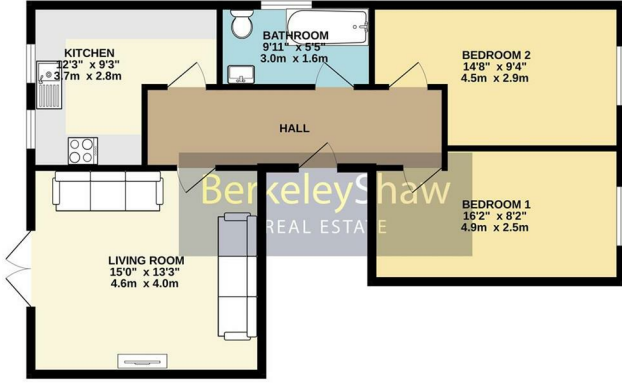
Leasehold: 122 years old GR £178 S/C £1760



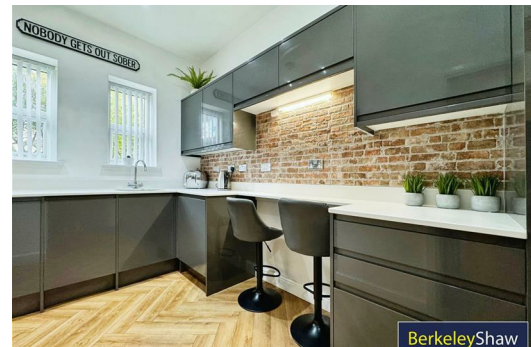
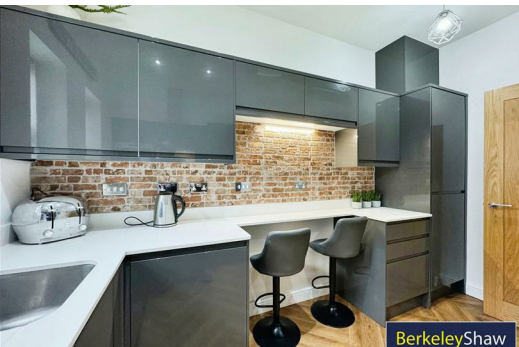
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurement of floors, windows, doors and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. The plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is made with respect to their quality or efficiency can be given.
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