



## 12 Avon Court, Liverpool, Merseyside L23 2SD

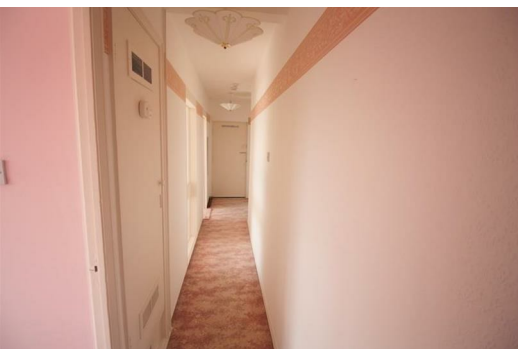
£100,000

Do you want to live in the heart of CROSBY VILLAGE? In the heart of a community which has Top Ranked Schools and is near to the Seafront, Golf Clubs and within easy commute to Liverpool and the Motorway networks?

Well then, BERKELEY SHAW are pleased to present this 2 BEDROOM 2nd Floor APARTMENT in the sought after AVON COURT. Following a scheme of refurbishment, it would appeal to First Time buyers, Investors and Last Time Buyers alike.

This well proportioned accommodation, which benefits from UPVC double glazing and hot air heating, comprises of entrance hall, lounge, kitchen, two bedrooms and bathroom.

The property is situated in neat and well maintained communal gardens.



Hall  
storage cupboard

Lounge  
14'1" x 13'5" (4.3 x 4.1)  
UPVC double glazed window

Kitchen  
8'2" x 10'2" (2.5 x 3.1)  
range of wall and base units, plumbing for washing machine, space for cooker and fridge freezer, UPVC double glazed window, vinyl floor

Bedroom 1  
11'5" x 11'9" (3.5 x 3.6)  
UPVC double glazed window, fitted wardrobes

Bedroom 2  
13'5" x 14'1" (4.1 x 4.3)  
UPVC double glazed window

Bathroom  
5'10" x 7'6" (1.8 x 2.3)  
low level wc, pedestal sink, bath, storage cupboard, UPVC double glazed window, vinyl floor

Outside  
Communal gardens and parking

