



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

### Offers In Excess Of £120,000

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 1st Floor APARTMENT in the sought after location of 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 gas central heating, comprises of entrance hall, lounge, kitchen/ diner, two bedrooms and shower room.

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



## Hallway

21'1" x 5'7" (6.45 x 1.726)

intercom phone, radiator, storage cupboard x 2, Honeywell thermostat

## Lounge

13'7" x 14'5" (4.143 x 4.416)

UPVC double glazed window, radiator, wood panel / glass wall

## Kitchen/Diner

14'11" x 10'4" (4.569 x 3.167)

range of fitted base units, [plumbing for washing machine, stainless steel single drainer sink unit, UPVC double glazed window x 2, radiator.

## Bedroom 1

11'10" x 11'4" (3.623 x 3.455)

UPVC double glazed window, radiator, built in wardrobes.

## Bedroom 2

7'8" x 13'5" (2.340 x 4.097)

UPVC double glazed window, radiator.

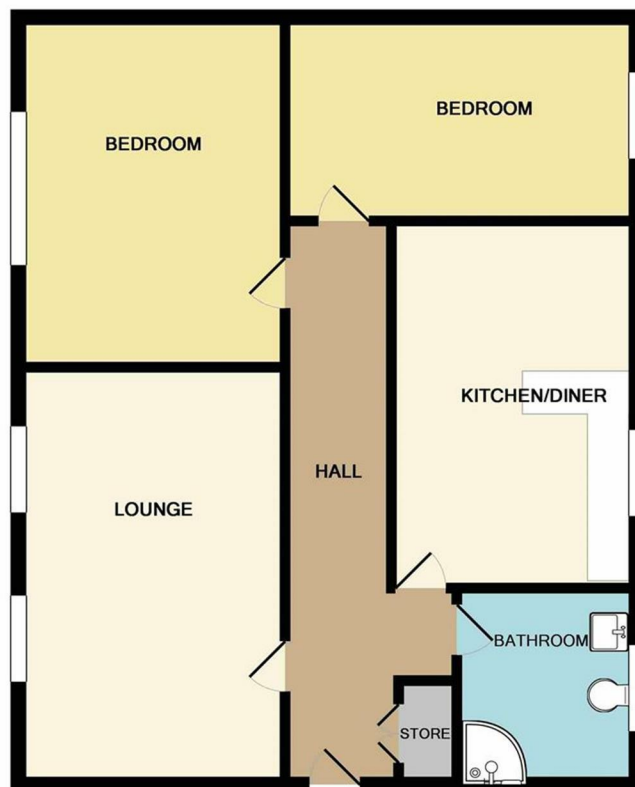
## Shower Room

7'4" x 5'10" (2.246 x 1.788)

low level WC, pedestal sink, Mira Advance electric shower enclosed in cubicle with glass surround, chrome ladder towel rail, extractor fan, storage cupboard, fully tiled walls, lino floor, UPVC double glazed window.

## Outside

communal gardens and parking

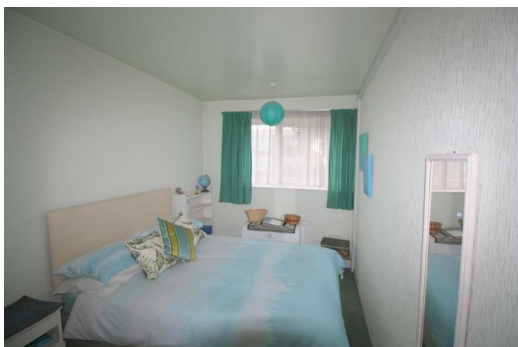


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



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