



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

£675 PCM

AVON COURT - Berkeley Shaw Estate Agents are happy to offer a NEWLY REFURBISHED Two bedroom GROUND FLOOR APARTMENT in a much sought after location in the centre of Crosby Village, close to local shopping and transport links. This spacious accommodation which benefits from gas central heating and double glazing. The property comprises of entrance hall, lounge, dining/kitchen, two bedrooms and shower room. The property has a garage, brick storage unit and communal gardens and parking.



## HALLWAY

Radiator, 2 x storage cupboards, carpet

## LOUNGE

large double glazed window, radiator, electric fire, vertical blinds and carpet

## KITCHEN DINER

2 x double glazed windows, radiator, blinds, carpet/ lino, fully fitted kitchen with fridge / freezer, dryer, double oven, hob, extractor hood (Landlords are not responsible for repairs to appliances)

## BEDROOM 1

double glazed window, radiator, 2 x fitted wardrobes, vertical blinds and carpet

## BEDROOM 2

Radiator, double glazed window, vertical blinds, curtains and carpet

## SHOWER ROOM

Radiator, double glazed window, shower cubical, sink, low level w.c. storage cupboard, lino flooring

## GARAGE

Single garage with up and over door

GROUND FLOOR  
871 sq.ft. (80.9 sq.m.) approx.



TOTAL FLOOR AREA: 871 sq.ft. (80.9 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the figures contained here, measurements of plots, sections, areas and any other data 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 in conjunction with any prospectus literature. The structure, contents and appliances shown here are not intended and no guarantee as to their suitability or efficiency can be given.  
Maple and Partners (2020)

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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>77</b>	<b>77</b>

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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>78</b>	<b>78</b>

