# BerkeleyShaw

35 Liverpool Road Great Crosby Liverpool L23 5SD 0151 924 6000 www. berkeleyshaw.com



# 14 College Avenue, Liverpool, Merseyside L23 0SS £185,000

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

19'1" x 3'4" (5.83 x 1.03) Video/phone intercom system, LVT flooring.

Lounge

16'8" x 13'8" (5.1 x 4.17) Double glazed Window, Radiator LVT flooring.

# **Kitchen**

# 12'10" x 11'0" (3.92 x 3.37)

Kitchen includes integrated fridge freezer, cooker, hob, extractor hood, microwave and option to purchase integrated dishwasher and washing machine, Quartz counter tops., LVT flooring. Solid oak door

# Bathroom

#### 9'5" x 6'2" (2.89 x 1.9)

Underfloor heating, mirror with Bluetooth speaker, bath, shower, vanity sink, low level WC, fully tiled with LED mood lighting, Tiled flooring.

# Bedroom 1

#### 13'1" x 6'10" (4.00 x 2.10)

Double glazed Window, radiator, carpet and solid oak door.

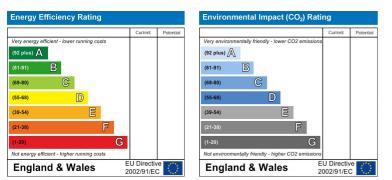
# Bedroom 2

16'10" x 8'2" (5.15 x 2.5)

Double glazed window, radiator, carpet and solid oak door.

# Private Outside Space

Double glazed French doors with steps down to private garden





35 Liverpool Road / Great Crosby / Liverpool / L23 5SD / United Kingdom / 0151 924 6000 / www. berkeleyshaw.com Berkeley Shaw Estate Agents Ltd. Company No. 07847541 / Berkeley Shaw Property Management Ltd. Company No. 09417565