



## 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 locations 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

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		
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