



14 College Avenue, Liverpool, Merseyside L23 0SS

£175,000

Would you like to live within a stones throw of Crosby Village???

BERKELEY SHAW are delighted to offer for sale this recently converted ONE BEDROOM ground floor apartment in the prestigious MERCHANT COURT development. The property briefly comprises of an open plan kitchen and living area, bedroom and bathroom.

The grounds of Merchant Court benefit from luxurious communal gardens, a communal gymnasium and private off-road parking as well as private storage facility. and is ideally located giving convenient access to local amenities and within walking distance of Blundellsands train station and Crosby Beach.

Please call BERKELEY SHAW on 0151 924 6000 to arrange your viewing.



Hallway

12'9" x 4'7" (3.9 x 1.41)

Video/phone intercom system, LVT flooring.

Open Plan Lounge / Kitchen

13'9" x 21'1" (4.2 x 6.43)

Kitchen includes integrated appliances fridge freezer, cooker, hob, extractor hood, microwave and option to purchase integrated dishwasher and washing machine, Quartz counter tops., LVT flooring. Solid oak door. Lounge Area has UPVC double glazed windows and French doors out to private garden area, paneled wall radiator and cupboard housing boiler

Bathroom

10'5" x 5'7" (3.19 x 1.72)

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

Bedroom 1 Front

13'5" x 14'0" (4.10 x 4.27)

large bay double glazed window, radiator, carpet and solid oak door.

Outside Private Space

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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
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