



## Merchant Court, 14 College Avenue, Liverpool, Merseyside L23 0SS

£925 PCM

Berkeley Shaw are pleased to offer this UNFURNISHED One Bedroom Ground Floor Apartment within the POPULAR DEVELOPMENT MERCHANT COURT 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.

Property comprises of hallway, lounge/dining kitchen including appliances, 1 bedroom and bathroom. Private Garden Area

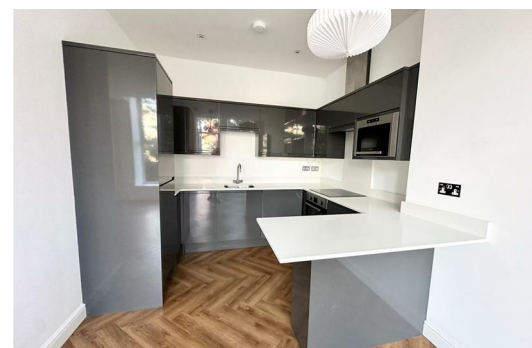
Merchant Court is just a short walk away from Crosby Beach, which is the home of Antony Gormley's Another Place iconic statues. An array of local amenities can be found nearby in locations and there are multiple local bus routes that pass adjoining roads. Waterloo and Blundellsands & Crosby Train Station are roughly a 10-minute walk in either direction.

Viewing By Appointment Only

Council Tax Band: A

Deposit: £925

Minimum Term: 12 Months



## 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	77	77

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			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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