



19 Avon Court, Liverpool, Merseyside L23 2SD

Offers Over £150,000

Berkeley Shaw Estate Agents are pleased to offer for sale a two-bedroom SECOND FLOOR APARTMENT in a much sought-after location in the centre of Crosby Village, close to local shopping and transport links. This spacious accommodation benefits from hot air heating and double glazing. The property comprises of entrance hall, lounge, dining/kitchen, two bedrooms and a bathroom room. The property has communal gardens and parking.



Hallway
 21'7" x 4'4" (6.58 x 1.34)
 Storage cupboard, intercom.

Lounge
 14'5" x 14'4" (4.41 x 4.37)
 UPVC double glazed window

Kitchen
 14'11" x 11'1" (4.55 x 3.39)
 UPVC double glazed window x 2, range of wall and base units, electric oven and hob, extractor fan, plumbing for washing machine.

Bathroom
 7'10" x 5'8" (2.39 x 1.75)
 Low level WC, sink with mixer tap and vanity unit, walk in shower, towel ladder radiator, UPVC double glazed window, tiled walls and floor.

Bedroom 1
 11'11" x 11'3" (3.64 x 3.44)
 UPVC double glazed window, built in storage cupboards.

Bedroom 2
 13'4" x 7'8" (4.08 x 2.35)
 UPVC double glazed window.

GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any errors or omissions in the information. This plan is for illustrative purposes only and should be used as a guide only. Prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee is given as to their operability or efficiency at the time.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	66
(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			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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