



10 College Road, Liverpool, Merseyside L23 0RW

Offers In Excess Of £100,000

Berkeley Shaw Estate Agents are pleased to offer for sale a unique and beautifully presented second floor apartment, set within a stunning Victorian converted house. This light and bright modern residence presents a rare opportunity to own such an unusual property and is not one to be missed.

The apartment briefly comprises of lounge/dining room open plan onto kitchen, main bedroom with mezzanine level with sleeping area and a contemporary bathroom. Outside is a sunny communal front garden with views over Victoria Park. The property has been installed with UPVC double glazing and a gas fired central heating system.

The property is set within a prime location of CROSBY, offering local shops, parks, schools and good transport links all on its doorstep. CROSBY BEACH is a short stroll away.

A member of Berkeley Shaw staff has an interest in this property.



Lounge/kitchen/diner

14'11" x 13'11" (4.55 x 4.25)

UPVC double-glazed window, range of wall and base units, electric oven and gas hob, integrated appliances including fridge/freezer, dishwasher, washing machine. Triple-glazed velux skylight, Intercom, Gas central heating.

Bedroom 1 with Mezzanine



6'5" x 6'6" (1.98 x 1.99)

UPVC double-glazed window, stairs to mezzanine, triple-glazed velux skylight.

Bathroom

7'3" x 6'7" (2.21 x 2.03)

Low level WC, sink with mixer tap and vanity unit, bath with shower, towel ladder radiator, UPVC double glazed window, tiled walls.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



Berkeley Shaw Estate Agents Limited.
Company No. 0784754

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