



**BerkeleyShaw**

## 16 Pinfold Court Alexandra Road, Liverpool, L23 7TD

### Offers Over £170,000

Welcome to this charming two-bedroom ground floor apartment located in Pinfold Court, Alexandra Road in the heart of Crosby. This delightful property features a spacious reception room, newly fitted kitchen with a range of integrated appliances, two bedrooms, and a well-appointed bathroom, making it the perfect home for a downsizer or anybody needing ground floor access.

Situated in a fantastic position on the fringe of Crosby Village, this flat boasts an array of amenities right at your doorstep. From quaint cafes to local shops and restaurants, everything you need is just a stone's throw away. The convenience of resident parking adds to the appeal of this property, ensuring that you always have a secure place to park your vehicle.

With no onward chain, this apartment offers a hassle-free buying experience, allowing you to move in swiftly and start enjoying the comforts of your new home. Whether you're looking to step onto the property ladder or seeking a smart investment opportunity, this flat is sure to tick all the boxes. The apartment further benefits from double glazing and gas central heating.

Don't miss out on the chance to make this lovely flat your own and experience the best of what Crosby has to offer. Book a viewing today and envision yourself living in this wonderful apartment.

Leasehold 971 years remaining  
Service charge TBC  
Council tax band: B



Entrance hall

2 x storage cupboards, UPVC front door & radiator.

Living room

Double glazed windows to bay, electric fire & radiator.

Kitchen

Double glazed window, range of wall & base units, gas burning hob, electric oven, extractor hood, tiled splash back, stainless steel sink with drainer, integrated dishwasher & combi boiler.

Bedroom 1

Double glazed window & radiator.

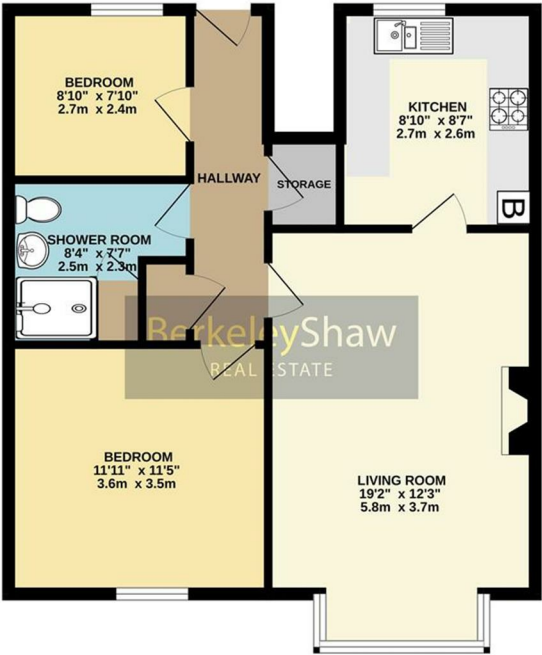
Bedroom 2

Double glazed window & radiator.

Shower room

Double glazed window, WC, basin, part tiled walls, radiator & storage cupboard.

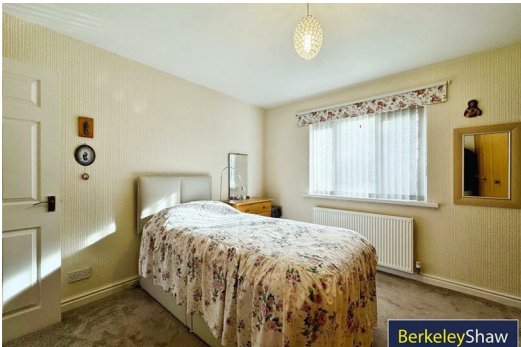
GROUND FLOOR



| 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                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                                         |         |           |

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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