



BerkeleyShaw

## 14 College Avenue, Liverpool, L23 0SS

**£180,000**

**\*\*Stylish Two-Bedroom Apartment in the Heart of Crosby\*\***

Welcome to this beautifully presented two-bedroom upper-floor apartment, nestled in the highly sought-after Merchant Court development on College Avenue. Perfectly positioned in the vibrant heart of Crosby, this modern property offers the ideal blend of convenience and comfort. With a wide array of local amenities right at your doorstep—including top-rated schools, shops, and restaurants—everything you need is within easy reach.

Step inside and be greeted by a bright and welcoming interior, featuring contemporary decor and high-quality finishes throughout. The spacious open-plan kitchen, dining, and living area provides a perfect space for both everyday living and entertaining. The kitchen is a standout, with sleek quartz worktops, a breakfast bar, and a full suite of integrated appliances, offering both style and practicality.

The apartment offers two well-sized bedrooms, one of which is currently being used as a luxurious dressing room, providing flexibility to suit your lifestyle. The modern three-piece bathroom adds to the overall appeal, providing a stylish and functional space for relaxation.

Additional benefits include the convenience of off-street parking, double glazing & gas central heating.



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## Communal hallway

Stairs access to upper floors.

GROUND FLOOR

## Hallway

Vertical radiator, intercom system & herringbone style flooring.

## Open plan kitchen diner/living area

Range of wall & base units, quartz work tops, breakfast bar, electric hob, electric oven, extractor hood, herringbone style flooring, integrated microwave, integrated fridge freezer, washing machine, double glazed window & sky light.

## Bedroom 1

Double glazed window & radiator.

## Bedroom 2

Double glazed window & radiator.

## Bathroom

Wc, rectangular basin with storage, , vertical radiator, bath with glass shower screen & thermostatic shower unit with hand shower,

## Externally

Resident parking



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	79
(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 inaccuracy. The services for the property have not been tested and no guarantee is given as to their condition. No warranties are given.  
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