



## 38 Avon Court, Liverpool, L23 2SD

### Offers Over £155,000

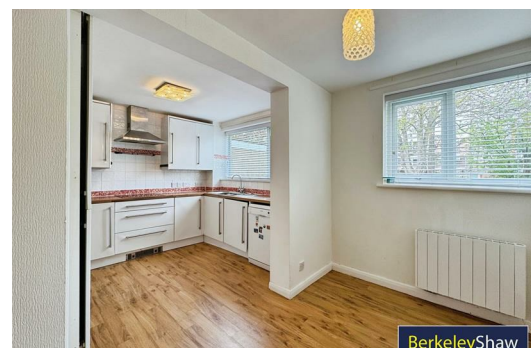
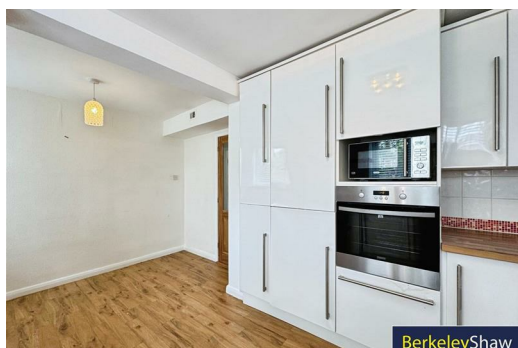
If you are looking for a two-bedroom apartment just a short walk away from Crosby Village, Avon Court could be the perfect home for you!

Berkeley Shaw is delighted to bring to the sales market this spacious two-bedroom ground floor apartment located in the ever-popular Avon Court, L23. Ideally positioned for easy access to Crosby Village, residents will benefit from a fantastic selection of amenities including shops, cafes, bars, and restaurants. The area is also well-served by excellent transport links via both road and rail, making it a convenient location for commuters and leisure seekers alike.

Accessed via a secure communal entrance, the accommodation briefly comprises; a welcoming entrance hall with useful storage cupboard, a bright and airy living room offering plenty of space to relax or entertain, a kitchen diner with a range of storage units, integrated appliances and plenty of space for entertaining. The property further boasts two generously sized double bedrooms and a modern shower room with electric shower.

Additional benefits to this fantastic apartment include no onward chain, well maintained communal gardens, electric heaters, double glazing, intercom entry system and resident parking, offering practicality alongside comfortable living.

This property is ideal for a variety of buyers whether you are a downsizer looking to take advantage of the excellent local amenities, a first time buyer looking to take your first steps onto the property ladder or an investor





## Entrance hall

Storage cupboard, intercom entry system & wooden floor.

## Living room

UPVC double glazed windows, wooden floor, electric heater & electric fire.

## Kitchen diner

Range of wall & base units, 2 x double glazed windows, laminate floor, induction hob, electric oven, extractor hood, integrated washing machine, integrated fridge, integrated freezer, microwave, space for dishwasher, stainless steel sink with drainer & tiled splash back.

## Bedroom 1

Fitted wardrobes, double glazed window & electric heater.

## Bedroom 2

Double glazed window & electric heater.

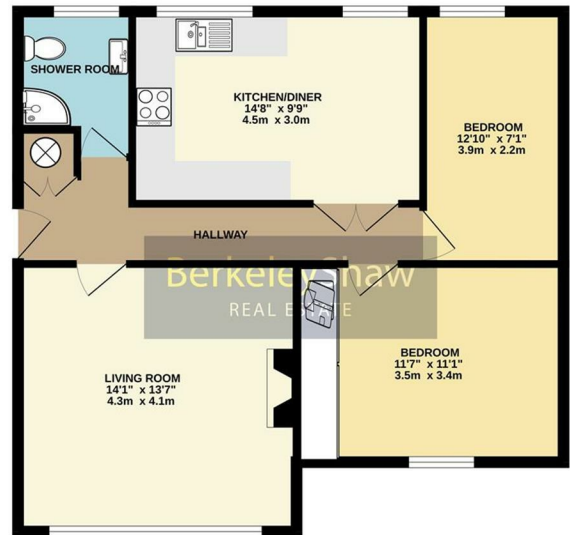
## Shower room

Double glazed window, wash basin, WC, heated towel rail, laminate floor, corner shower unit with electric shower & tiled walls.

## Externally

Well maintained communal gardens with communal resident parking.

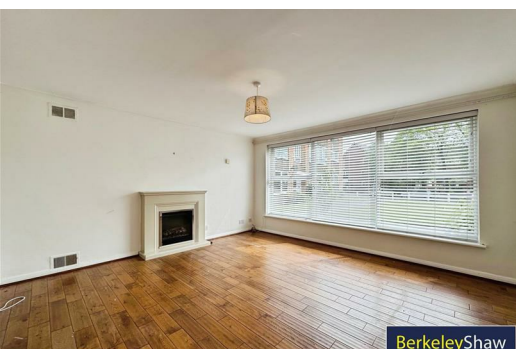
GROUND FLOOR



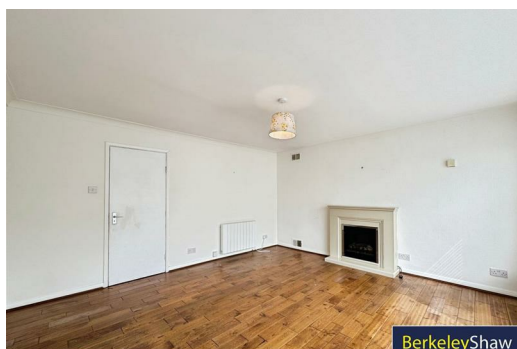
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operational efficiency can be given. Made with Floorplan 12025

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



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