



## 14 College Avenue, Liverpool, Merseyside L23 0SS

£175,000

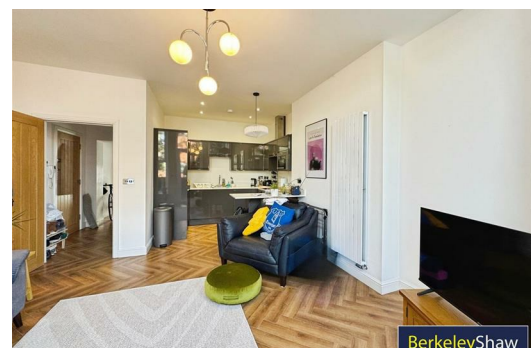
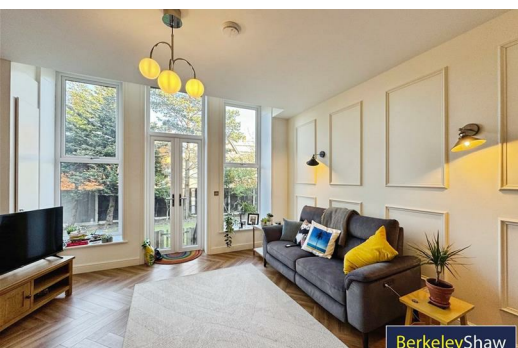
Welcome to this charming one-bedroom ground floor apartment, located on College Avenue within the sought-after Merchant Court development. Ideally positioned in the heart of Crosby, this well-presented home offers easy access to a wealth of amenities including shops, cafes, restaurants, and excellent transport links—all just a short stroll away.

The apartment is beautifully decorated throughout, offering a warm and welcoming living space with modern finishes and a neutral décor that's ready for a new owner to move straight in. The bright and airy reception room opens directly onto a private garden, perfect for enjoying sunny days or al fresco dining.

The property features a generous double bedroom, a modern fitted kitchen with integrated appliances and a handy breakfast bar, and a contemporary bathroom suite. With the added benefit of off-street parking, it's a practical choice for professionals, downsizers, or anyone seeking low-maintenance living in a prime location.

With no onward chain, this apartment is an ideal opportunity for both homeowners and investors alike.

Leasehold: 122 years remaining  
Ground Rent: £178








**Communal hallway**  
Stairs access to upper floors.

**Hallway**  
Vertical radiator, intercom system & herringbone style flooring.

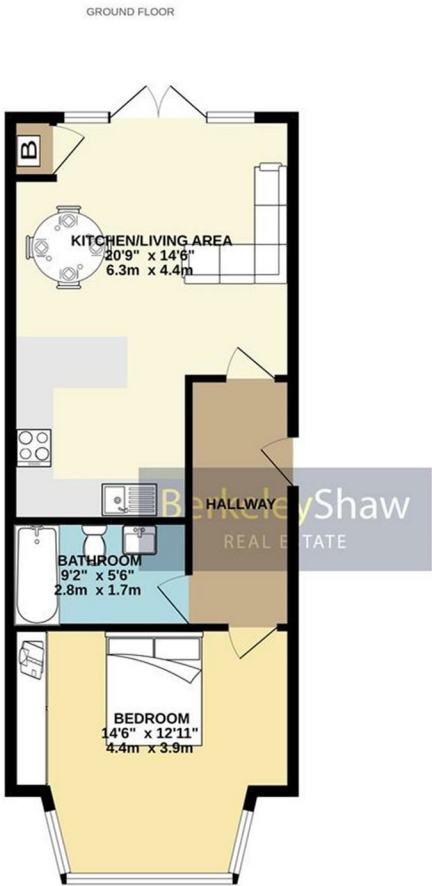
**Kitchen/living area**  
Range of wall & base units, quartz work tops, breakfast bar, electric hob, electric oven, extractor hood, herringbone style flooring, integrated microwave, integrated fridge freezer, washing machine, double glazed window, double glazed windows & UPVC French style doors to private rear garden.

**Bedroom**  
Double glazed windows to bay & vertical radiator.

**Bathroom**

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		
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) <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		
England & Wales		EU Directive 2002/91/EC



While 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.  
Made with Measure 02/05



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