



Merchant Court, 16 College Avenue, Liverpool, Merseyside L23 0SS

£945 PCM

Berkeley Shaw are pleased to offer this UNFURNISHED Two Bedroom 2nd Floor Apartment within the NEW DEVELOPMENT MERCHANT COURT in a sought-after Crosby Location.

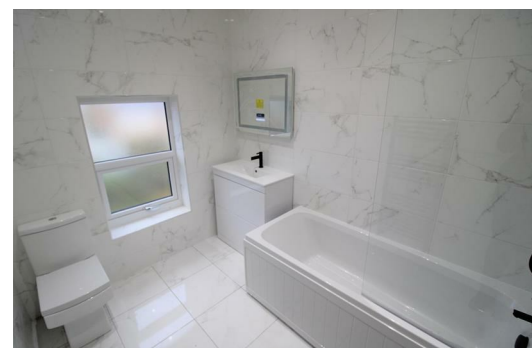
The property is carefully constructed, converting the original Victorian building with a newly built extension combining the property's original features with modern interior design.

Property comprises of hallway, lounge, dining kitchen including appliances, 2 bedrooms and bathroom.

Merchant Court is just a short walk away from Crosby Beach, which is the home of

Antony Gormley's Another Place iconic statues. An array of local amenities can be found nearby in locations and there are multiple local bus routes that pass adjoining roads. Waterloo and Blundellsands & Crosby Train Station are roughly a 10-minute walk in either direction.

Viewing By Appointment Only



Hallway
13'0" x 5'1" (3.97 x 1.55)

Lounge
16'6" x 13'1" (5.04 x 3.99)

Double glazed window, radiator

Kitchen
15'1" x 11'8" (4.6 x 3.58)

Double glazed window, radiator, Kitchen comprises of fitted base and wall units with integrated fridge freezer, electric oven, hob, microwave, washing machine, dishwasher

Bathroom
9'5" x 6'3" (2.88 x 1.92)

Fully tiled, double glazed window, radiator, panelled bath with shower over, sink, low level w.c.

Bedroom 1
8'0" x 16'6" (2.46 x 5.03)

Double glazed window, radiator

Bedroom 2
13'1" x 13'11" (4.0 x 4.25)

Double glazed window, radiator

Exterior
Communal car park

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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
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