



**BerkeleyShaw**

## Flat 7, Alexandra Court College Road, Crosby, L23 3DS

**£185,000**

If you are a first time buyer looking to take your first steps onto the property ladder, an investor looking for a perfect buy to let opportunity or a downsizer searching for a spacious apartment just a short walk from fantastic amenities, this could be the apartment for you!

Berkeley Shaw Real Estate are delighted to offer for sale with NO CHAIN involved, this spacious first floor modern apartment situated in a highly sought after residential location. Situated next to Alexandra Park and within easy reach of Crosby beach, there are a range of amenities in close proximity such as shops, supermarkets, wine bars, bistros and local eateries, There are excellent transport links and a number of well regarded local schools.

The apartment comprises of: a communal entrance hall with lifts to the floors above; a private hallway; spacious open plan lounge with fitted kitchen; two double bedrooms; en-suite shower room to the main bedroom and a bathroom. The apartment is warmed by electric heating and also benefits from double glazing.

Outside there are communal grounds and a parking space. An internal inspection is strongly recommended in order to fully appreciate the well proportioned accommodation and the host of attractive features Alexandra Court has to offer.



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## Communal Entrance

Secure entry system, lift & stair access.

## Hallway

2 x storage cupboards & electric heater.

## Kitchen/living room

Double glazed windows, 2 x electric heaters, range of wall & base units, electric hob, electric oven, extractor hood, tiled splash back, stainless steel sink with drainer & integrated fridge freezer.

## Bedroom 1

Double glazed window & electric heater.

## En-suite shower room

WC, basin, towel radiator, corner shower & laminate floor.

## Bedroom 2

Double glazed window & electric heater.

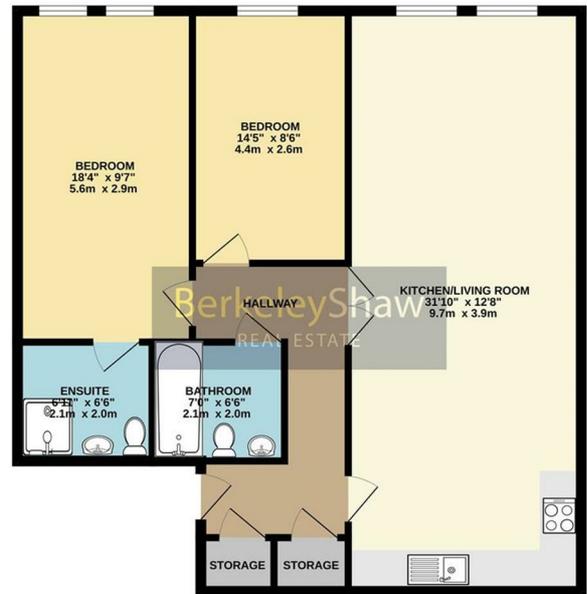
## Bathroom

WC, basin, adapted bath with shower, towel radiator, part tiled walls & laminate floor.

## Externally

Resident parking.

GROUND FLOOR  
905 sq.ft. (84.1 sq.m.) approx.



TOTAL FLOOR AREA: 905 sq.ft. (84.1 sq.m.) approx.  
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 or omission in the 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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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	



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