



**KAREN PARKS**  
SALES & LETTINGS



**37 Avon Court, Liverpool, L23 2SD**

**£155,000**

Karen Parks Sales and Lettings are pleased to offer for sale this two bedroom, second floor apartment situated in a excellent position just a stones throw from Crosby village and all it's amenities. There is a communal door with stairs leading up to the second floor. The apartment briefly comprises of: hallway, kitchen-diner, a good sized sunny lounge, two double bedrooms and a family bathroom. The property benefits from having a recently installed new boiler and heating system. The apartment would be perfect for a first time buyer, a couple looking to downsize or as a buy-to let property. It is situated just a short stroll into Crosby village with all it's shops, restaurants, bars and amenities and also close to a bus route for those commuting. The apartment has the added advantage of a single garage which very few apartments offer. Offered for sale WITH NO ONWARD CHAIN.

## ACCOMMODATION

### Communal Entrance and Hallway

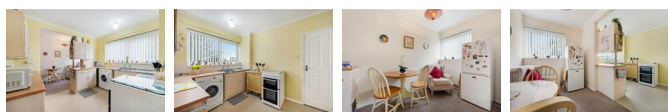
There is a communal entrance with secure entry door and stairs leading up to the second floor. Outside the apartment in the communal hallway is a secure excellent size storage cupboard and this also houses the recently fitted boiler for the apartment.

### Hallway



The hallway has one radiator, a phone entry system for the main door, a cupboard providing plenty of storage and an additional cupboard housing the old water tank.

### Kitchen-Diner 15'1" x 10'5" (4.60 x 3.20)



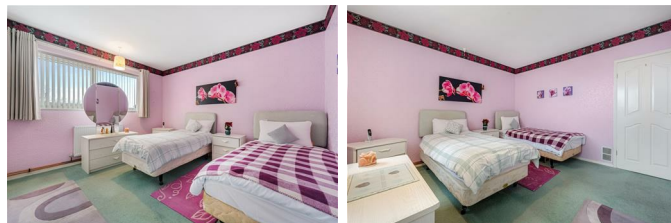
The open plan kitchen-diner has a range of wall and base units for storage, a sink with double glazed window above and space for a fridge-freezer, washing machine and oven. The dining area has an additional double glazed window allowing in more light and one radiator.

### Lounge 14'5" x 13'9" (4.40 x 4.20)



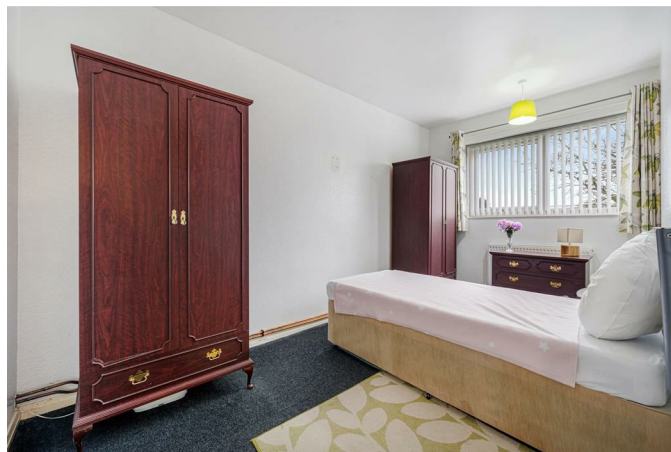
The lounge is an excellent size and has a large double glazed window allowing an abundance of light to flow in making it feel light and airy. There is one radiator and a feature fireplace as a focal point to the room.

### Bedroom 1 11'11" x 11'1" (3.65 x 3.40)



The master bedroom has two double fitted wardrobes offering plenty of storage space, there is one radiator and a double glazed window.

### Bedroom 2 13'5" x 7'10" (4.10 x 2.40)



The second double bedroom has one radiator and a double glazed window.

### Bathroom 7'2" x 5'10" (2.20 x 1.80)



The bathroom comprises of a bath, hand wash basin, WC, double glazed window with obscured glass and a storage cupboard with shelving.

### Outside

## Communal Gardens



Surrounding the apartment block are beautifully maintained communal gardens and lawn areas offering a space for residents to sit out and enjoy in the summer months.

## Garage



There is a single garage with up and over garage door which can be used for storage or to park a car.

## Important Information

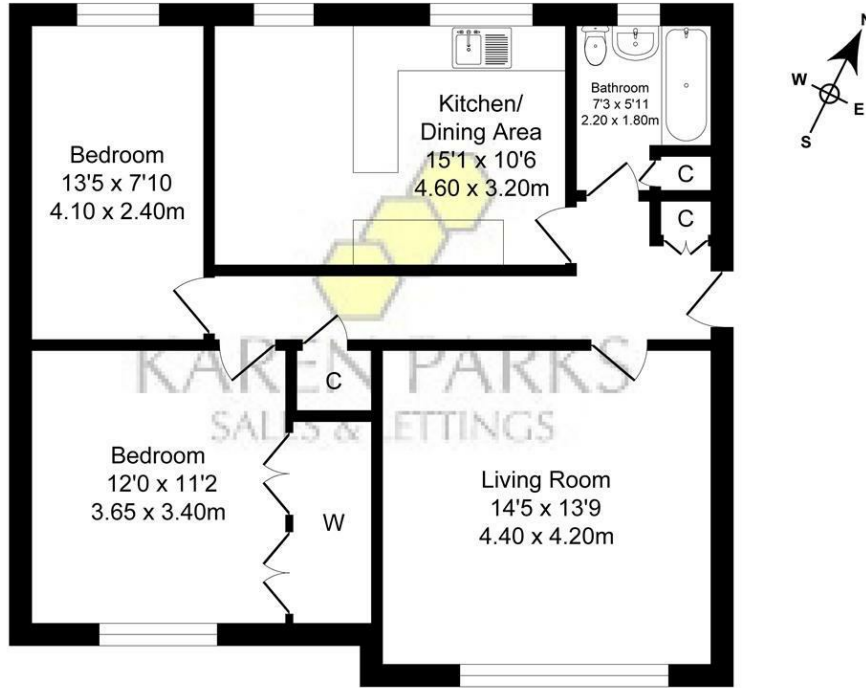
We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc, you must satisfy yourself that they operate correctly. Room sizes are approximate, they are taken in imperial and converted to metric, do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title, we cannot guarantee boundaries or rights of way, you must take the advice of your legal representative. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information.

# Floor Plan

## Avon Court, Liverpool

Total Approx. Floor Area 809 Sq.ft. (75.2 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.

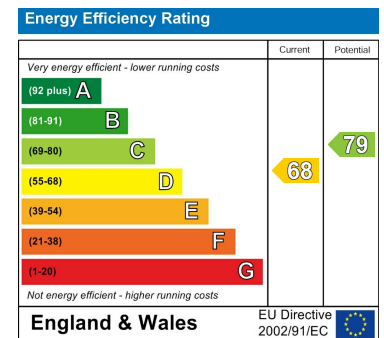


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# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.