



Unity Building, 3 Rumford Place, Liverpool, Merseyside L3 9BZ

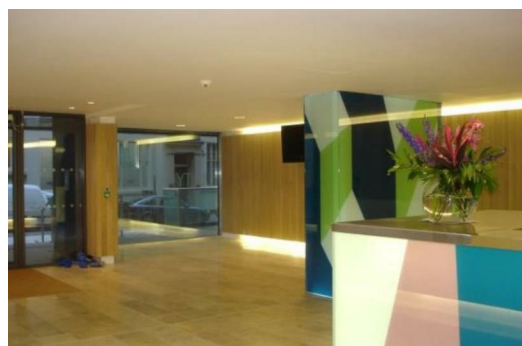
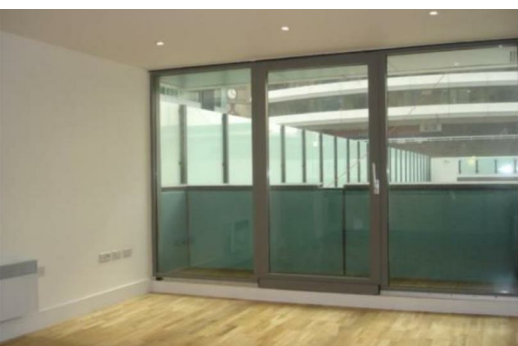
Auction Guide £150,000

FOR SALE BY ONLINE AUCTION Starting Bid £150,000. Terms & Conditions Apply.

We are delighted to offer for sale this fantastic two bedroom apartment located on the first floor of the prestigious Unity Building.

Regarded as one of the City's most popular developments, the building benefits from 24 hour concierge and residents gym. This wonderful property has views to the river Mersey and onto the world famous Liver Building.

The accommodation comprises entrance hall, master bedroom with en-suite bathroom, open plan lounge/dining area, fully fitted kitchen, bedroom two and family bathroom. The property comes complete with one secure allocated parking space. Viewings are strongly recommended to fully appreciate this wonderful accommodation.



Entrance Hallway

Wood strip flooring, intercom, wall lights, recessed spotlights to ceiling, wall mounted electric heater.

Open Plan Living/Diner

14'0" x 9'10" (4.29 x 3.01)

Wood strip flooring, 3 x double glazed ceiling to floor windows, 1 x double glazed ceiling to floor glass door leading to outside private terrace, 2 x wall mounted electric heaters, recessed spotlights to ceiling, open plan kitchen

Kitchen

9'9" x 5'10" (2.98 x 1.80)

Wood strip flooring, range of wall and base units, flat edged work surfaces, integrated electric hob and oven with extractor hood, steel splashbacks, 1 & 1/2 bowl sink and drainer with mixer tap, integrated dishwasher, integrated washer dryer, integrated fridge freezer, recessed spotlights to ceiling.

Master Bedroom

15'7" x 10'7" (4.77 x 3.23)

2 x ceiling to floor double glazed windows, wall mounted electric heater, fitted wardrobes, recessed spotlights to ceiling.

En-Suite

7'8" x 5'6" (2.35 x 1.68)

Tiled flooring, low level w/c, hand wash basin, tiled bath with shower attachment and splash guard, chrome vertical towel warmer, recessed spotlights to ceiling, tiled to compliment.

Bedroom 2

16'4" x 10'7" (4.98 x 3.23)

2 x double glazed ceiling to floor windows, wall mounted electric heater, fitted wardrobes, recessed spotlights to ceiling.

Shower Room

4'10" x 4'1" (1.48 x 1.26)

Tiled flooring, low level w/c, hand wash basin, built in shower cubicle with power shower, chrome vertical towel warmer, recessed spotlights to ceiling, tiled to compliment.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

