



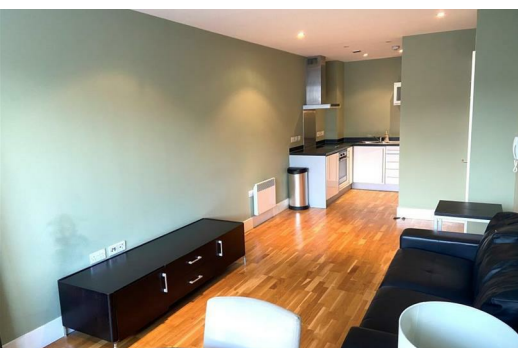
Unity Building, 3 Rumford Place, Liverpool, Merseyside L3 9BZ

£97,895

Situated in the heart of Liverpool and its business District, this one bedroom apartment is ready to drop your bags off and move right in! With the added advantage of no on going chain, an early inspection is simply a must to avoid disappointment. Unity Building is ideally situated with a selection of amenities all close by, including Morefields Train Station, an array of shops, restaurants and bars along with Liverpool One and the waterfront all just moments away.

In brief the property benefits from Hallway, Open Plan Lounge/Kitchen Area leading out to the balcony, Master bedroom, Bathroom.

The Building benefits from 24 Hour Concierge and a resident gym that is accessible 24 hours a day.



Hallway

11'1" x 3'8" (3.39 x 1.14)

Fitted storage cupboards housing the hot water tank.

Open Plan Living/Kitchen Area

28'9" x 9'11" (8.78 x 3.04)

Window to the rear elevation with a sliding door leading out to the balcony. Fitted Kitchen with a range of wall, draw and base units with work top surfaces. Sink with mixer tap, splash back areas. integrated fridge freezer, dishwasher and washing machine. electric heater, television point.

Bedroom

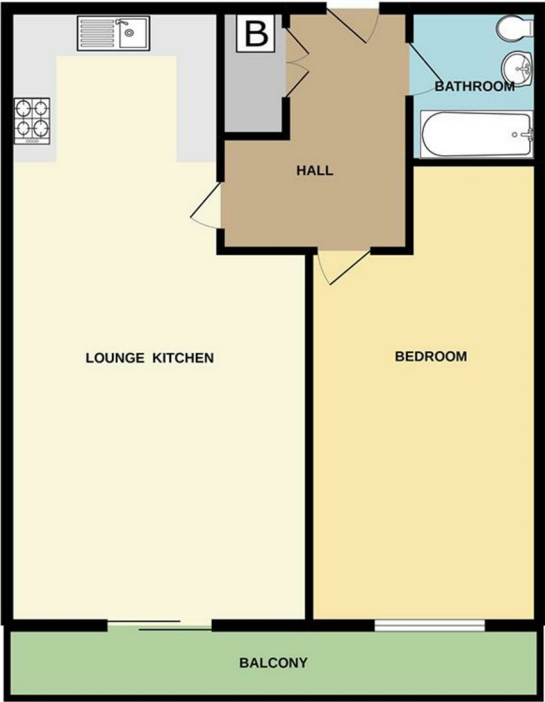
18'5" x 9'3" (5.62 x 2.84)

Window to the rear elevation, electric heater. Fitted wardrobes.

Bathroom

7'10" x 4'1" (2.39 x 1.25)

Comprising a three piece bathroom suite benefiting from low level WC, pedestal wash hand basin with mixer tap, bath with shower above and shower screen. fully tiled walls, tiled flooring, heated towel rail.



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		
	80	87
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		

Whilst 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.
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