



BerkeleyShaw

141 Unity Building Rumford Place, Liverpool, L3 9BW

Offers Over £170,000

If you're searching for a city centre base, this impressive apartment offering stunning views of The River Mersey & The Three Graces could be the ideal property for you.

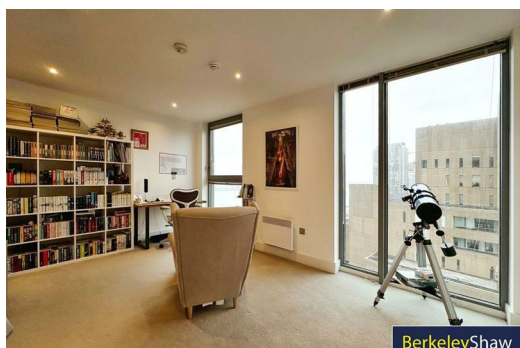
Situated in The Unity Building, Rumford place. This duplex apartment is situated in the heart of Liverpool's business district, offering an incredible array of amenities just a short walk away. The apartment is an ideal purchase for a variety of buyers whether you are a first-time buyer looking to take your first steps onto the property ladder, a downsizer or a professional looking for a city centre base.

Situated on the 18th floor and accessed via the communal hallway with concierge and lift access, the accommodation briefly comprises; Entrance Hall leading to a modern shower room and the bright and airy second bedroom. This space is currently utilised as a study and offers floor to ceiling windows with impressive views of The River Mersey.

To the lower level is a further hallway providing access to a impressive master bedroom boasting further impressive views, fitted wardrobes and access to a three-piece en-suite bathroom. Completing the layout is a fantastic open plan kitchen/living space. This is a great space to entertain or simply unwind after a hard day at work. The space is beautifully finished with granite work tops, a range of integrated appliances including electric hob, oven, fridge freezer, washing machine, dishwasher and provides access to the fantastic balcony. This is a great spot for your morning coffee or enjoying a glass of wine in the sunshine, giving you the ability to enjoy panoramic views from The Three Graces to St George's Hall and beyond. There is concierge service 24 hours a day and there is a access to a gym in the building. The property further benefits from a secure allocated parking space.



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Communal entrance
Stairs and lift access leading to the apartment

Entrance hall

Bedroom 2

Shower room

Lower hallway

Master bedroom

En-suite bathroom

Kitchen/living area

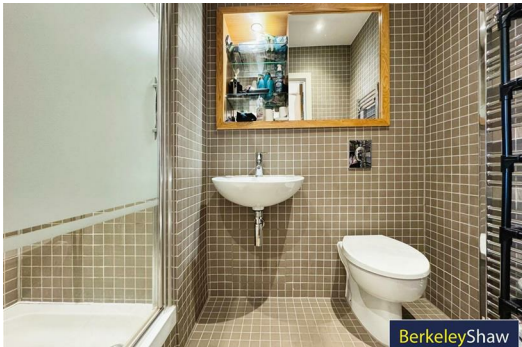
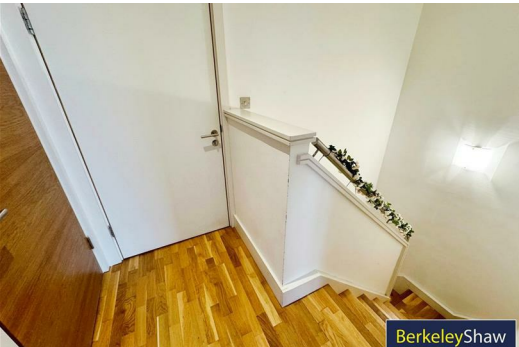
Balcony

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	71	
(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



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The actual, layout and appearance shown here may not be exact and no guarantee is made as to their accuracy or efficiency can be given. Made with Homplan C2024



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