



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

Bluerow are delighted to offer this one bedroom fourth floor apartment in iconic Unity building which is situated in the heart of the financial district of the city. Close to Moorfields station, bars, restaurants of the waterfront. The building benefits from a 24 hour concierge service and gym. The property comprises one double bedroom, living/dining room leading to terrace, fitted kitchen and stylish bathroom. Offered as either an investment opportunity (tenants in situ) or an enviable city centre home, this property needs to be seen to be appreciated.

Communal entrance

Concierge service,postboxes, stairs and lifts to all floors

Entrance Hall

Wood flooring, down lighters, storage cupboard

Living/dining room

16'9" x 9'2" (5.13m x 2.81m)

Intercom entry system, solid wood flooring, two wall mounted electric heaters.

Kitchen

7'0" x 8'4" (2.15m x 2.56m)

High gloss fitted base units with integrated fridge/freezer, oven, hob, extractor, dishwasher,solid wood flooring

Bedroom

16'8" x 9'2" (5.10m x 2.81m)

Wall mounted electric heater, built in wardrobes and double glazed window

Bathroom

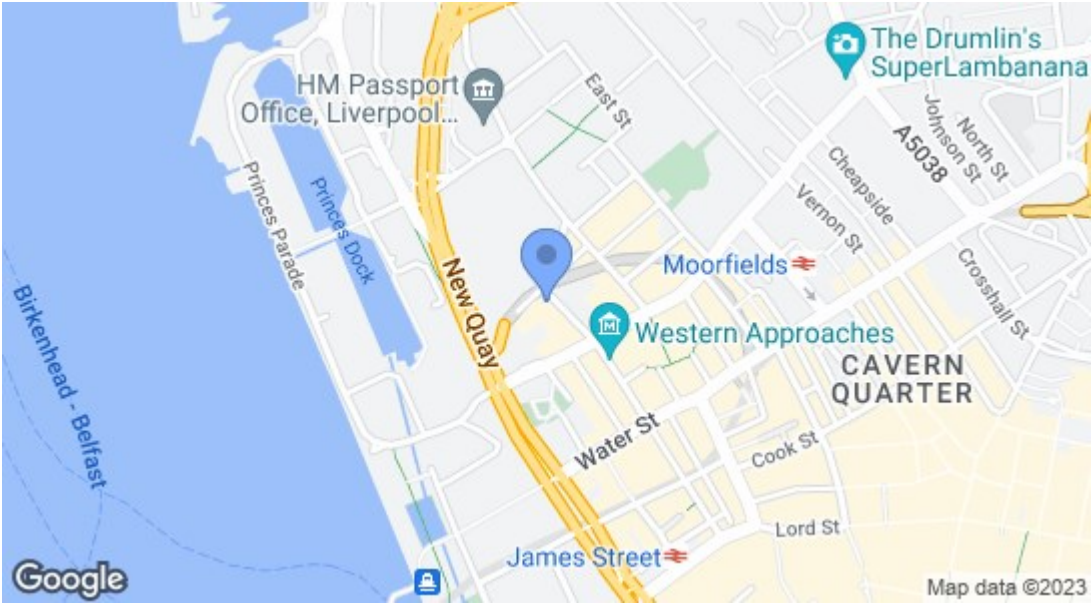
bath with shower over, low level toilet, built in vanity unit with shower point and mirror over, heated towel rail and extractor fan, fully tiled walls and floor.

Terrace/Balcony

Important Notes

1. Money laundering Regulations - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC is held for this property, it is available for inspection at the branch by appointment. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER BLUEROW HOMES LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		79	80
(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			
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B		84	85
(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	



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