



Unity Building 3 Rumford Place, Liverpool , Merseyside L3 9BZ
No offers £170,000

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Bluerow Homes are delighted to offer this 2 bedroom 4th floor duplex apartment in the 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.

This property briefly comprises master bedroom with en-suite on the first floor. Situated downstairs is the open plan living kitchen area with access onto balcony. The second bedroom and main bathroom are situated off the hallway. This property benefits from secured underground parking, on site gym and 24 hour concierge.

To appreciate all this property has to offer viewing is a must.

Currently Tenanted £925 ocm plus £100 pcm for parking

We are advised on the figures below, yet to be confirmed;

Lease 150 Years from 2003

Service charge £3,032 pa

Ground rent £150 pa

Unity Building

Bluerow Homes is pleased to offer for sale this two Bedroom, Fourth Floor apartment situated within the popular Unity Building. The Unity Building is located On Rumford Street just off Chapel Street in the heart of Liverpool's business district. It is conveniently located only a short walk to the L1 Shopping Centre and the Albert Dock. Train travel is also easily accessible with Moorfields Station. Easy road access is provided via Leeds St enabling access to Wirral via Tunnels and Motorway networks within easy reach

This fourth and third floor duplex accommodation briefly comprises:- entrance hall, Bedroom One with En-suite Shower room, Stairs leading to lower level, Bedroom two, family bathroom, Open plan living/Dining and kitchen area and secure allocated parking for one car. The property also benefits from 24hr concierge/security service, residents only gym and outdoor courtyard.

Viewing is highly recommended to appreciate this property on offer. Energy Performance Rating C. Offered for sale with no onward chain.

Communal Entrance

Reception area with 24 hours concierge, intercom entry, lift and postbox collect area

Apartment Entrance

Entrance hallway, wood flooring, ceiling lights, door leading to bedroom one, stairs leading to lower lever

Bedroom One

16'0" x 11'5" (4.9 x 3.5)

electric radiator, carpet flooring, Built in white high gloss wardrobes, floor to ceiling windows with courtyard aspect, door to en-suite

Ensuite Shower Room

white suite comprising step up built in shower cubicle with glazed screen, wash hand basin, w.c., illuminated vanity shelving, mirror, tiled walls and floor, heated towel rail, frosted window

Staircase

wood staircase leading to lower level three

Lower landing

wood flooring, down lights, large storage cupboard housing water cylinder

Bedroom Two

16'0" x 10'5" (4.9 x 3.2)

electric radiator, carpet flooring, floor to ceiling windows with courtyard aspect, door to en-suite

Bathroom

Three piece white suite comprising panel bath with shower over and glazed screen, wash hand basin, w.c., illuminated shelving, mirror, tiled walls and floor, heated towel rail, frosted window

Living/Dining/Kitchen Area

17'8" x 16'0" (5.4 x 4.9)

Kitchen area fitted with white high gloss wall and base units, integrated appliances include; oven, hob, extractor, fridge, freezer, washer/dryer and dishwasher, open plan to;

Living / Dining area, electric heater, double glazed floor to ceiling windows and door leading to balcony

Balcony

With views including partial water viewings, 'The capital building' 'Malmasion and beyond

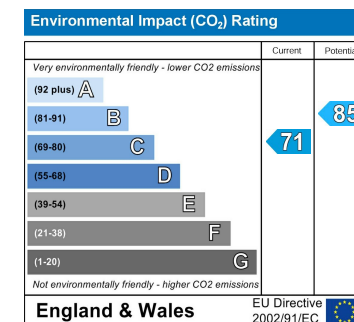
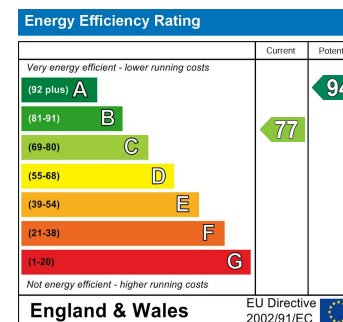
Car Parking

Underground secure allocated parking space for one car

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.



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