



Unity Building 3 Rumford Place, Liverpool , Merseyside L3 9BZ
Asking price £220,000

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Bluerow Homes are offering buyers a Fantastic opportunity to purchase a much sought after Two bedroom, two bathroom duplex apartment at the ever popular Unity Building, Liverpool City Centre. The apartment is beautifully presented and available with no chain

Located on the Sixteenth floor, this duplex apartment comprises of entrance hall, bedroom with en-suite shower room. To the lower floor is a second bedroom, family bathroom, open lounge/dining area and fully fitted and integrated kitchen and granite worksurface, There is a balcony with wonderful views which are witnessed upon entry to the Living/Dining Kitchen Room views include The River Mersey and City views.

The apartment comes with secure underground car parking, 24 hour concierge, residents gym facility and high speed lifts to all floors. An early inspection is strongly recommended to avoid disappointment.

Communal entrance

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

Apartment Entrance Hall and Staircase

Entrance hallway, wood flooring, ceiling lights, door leading to bedroom one, stairs leading to lower level, with good size storage under stairs

Master Bedroom

16'3" (back of drobes) 10'7" (4.97 (back of drobes) 3.24)

Carpet flooring, two floor to ceiling double glazed windows with wonderful views including Liver Building, Tower Building, Partial Estuary, City views, wall mounted electric heater, built in wardrobes, recessed spotlights to ceiling, intercom.

En-suite Shower Room

Door from master bedroom, Tiled walls and flooring, white suite comprising low level wc, hand wash basin, built in shower cubicle with power shower, recessed spotlights to ceiling, chrome vertical towel heater.

Lower level landing

Solid wood flooring storage cupboard housing hot water cylinder, fuse board, with ceiling lighting

Bedroom Two

16'3" (back of drobes) 10'7" (4.97 (back of drobes) 3.24)

Carpet flooring, two floor to ceiling double glazed windows with wonderful views including Liver Building, Tower Building, Partial Estuary, City views, wall mounted electric heater, free standing sliding door wardrobe, recessed spotlights to ceiling, intercom.

Family 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

Open Plan Living/Dining/Kitchen Area

18'6" max x 16'4" (5.64 max x 4.98)

Open plan space comprising; Kitchen area fitted with white high gloss wall and base units, integrated appliances include; oven, hob, extractor, fridge, freezer, washer/dryer and dishwasher, Granite work surfaces and breakfast bar, part tiled splash back, solid wood flooring open plan to;

Living / Dining area, electric heater, wall mounted electric fire feature, carpet flooring, double glazed floor to ceiling, wall to wall windows and door leading to balcony

Balcony

Incredible views including The River Mersey, city and beyond

Car Parking

Secure underground parking 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.

