



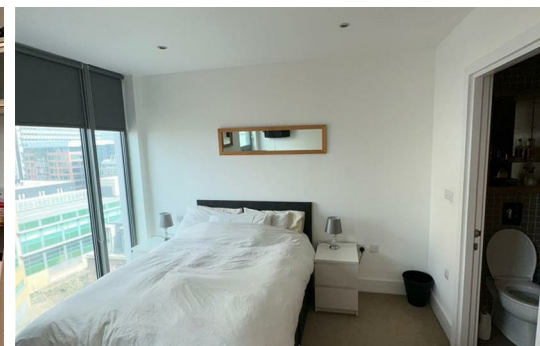
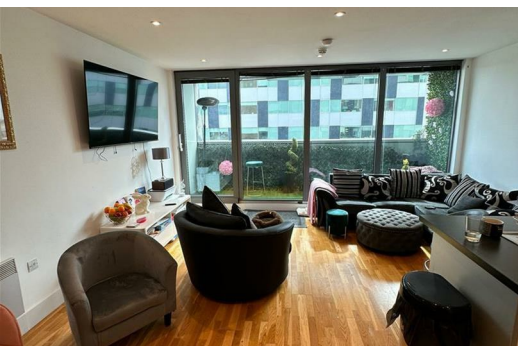
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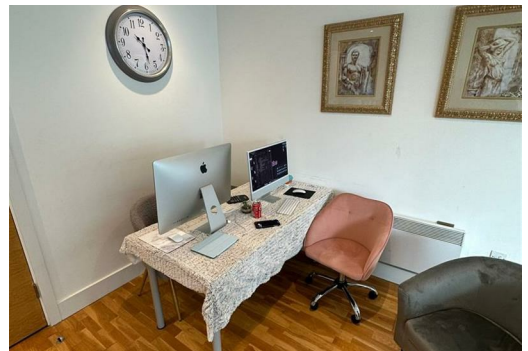


Rumford Place, Liverpool, L3 9BW £225,000

We are pleased to offer for sale this duplex apartment in the popular Unity Building, Rumford Place which is within walking distance of Liverpool Waterfront. There are excellent transport links and a range of bars, restaurants and other amenities close by. This would be an ideal investment opportunity as there is a tenant in situ currently paying £1,400pcm.

The accommodation is finished to a high modern specification, is tastefully decorated throughout and briefly comprises of; entrance hallway with second bedroom and shower room, stairs leading below to an open plan lounge, kitchen and dining area with access to the balcony which has fantastic views and a master bedroom with en-suite bathroom. Viewing is highly recommended to appreciate the size and location of this property and can be arranged through our office or by calling 0151 426 0222.





| 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 | | | |
| | | 72 | 82 |

| 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 | | | |
| | | 75 | 76 |

England & Wales EU Directive 2002/91/EC

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