

Rumford Place, Liverpool, L3

Tenure: Leasehold, **Bedrooms:** 3

HouseSimple is pleased to present this property in Liverpool.

£225,000

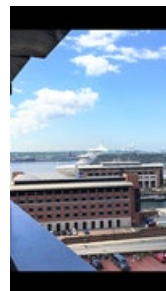
Offers in Region of

Key features:

- Three Bedrooms
- Investment Opportunity
- Tenanted to May 2020
- Allocated Parking
- Balcony
- 24hr Security/Porter
- En-Suite
- Ideal Location

Extra info:

- **Property Age:** 11 years
- **Council Tax:** Band D (£1857.00 per-annum)
- **Double Glazing:** All
- **Heating:** Electric
- **Parking:** Allocated Parking Spot
- **Lease info:** 139 years remaining
- **Ground Rent:** £150.00 per-annum
- **Maintenance Company:** N/a



A luxury 8th and 9th floor three-bedroom fully furnished duplex apartment with river and central courtyard views, located in the business district of the city and close to the waterfront. With 24 hour concierge, resident's gymnasium and an allocated underground parking space. 24 hour communal entrance, concierge desk, stairs and high speed lifts to all floors, private entrance, higher level sitting/dining room area, open-plan fitted kitchen, lower floor bedroom, 2 upper floor bedrooms with access to open decked balcony with river views, stylish bathroom, shower room, electric heating, double glazing. Flooring is a mixture of carpet and wood surfaces.

The property is fully furnished and let with passing a rental income, tenanted agreement expiring in May 2020

Private Entrance Hall

Wooden flooring, wall mounted electric heater, storage cupboard, and stairs to upper floor.

Lower Floor Bedroom 1 (487.0cm x 322.0cm)

Wooden flooring, 2 double glazed windows, courtyard views, built in wardrobe, 2 wall mounted electric heaters and intercom handset.

Shower Room

White suite comprising a low level wc, wash hand basin and a double shower cubicle, mirror, shelving, heated towel rail, tiled walls and floor.

Landing

Wooden flooring, wall mounted electric heater and store cupboard housing hot water cylinder.

Kitchen

High gloss white base and drawer units, washer dryer, dishwasher, fridge freezer, oven, hob, extractor, wooden flooring, under cupboard lighting.

Sitting/Dining room - L Shape (546.0cm x 487.0cm)

Wooden flooring, wall mounted electric heater, down lighting, two double glazed windows benefitting from courtyard /partial river views and open plan to kitchen.

Upper Bedroom 2 (454.0cm x 210.0cm)

Wall mounted electric radiator, double glazed door with access to a decked balcony overlooking the river.

Upper Floor Bedroom 3 - En-Suite (281.0cm x 454.0cm)

Fitted wardrobe, wall mounted electric radiator, double glazed door with access to a decked balcony overlooking the river.

Bathroom

White suite, low-level wc, wash hand basin, bath with shower over, shelving, mirror, heated towel rail, tiled walls and tiled floor

Residents Gymnasium

Free access to the residents only gymnasiums
24hr secure allocated parking space included in the sale

Viewing Times - Weekdays after 6pm and weekends only

Floor plan:



APARTMENT 90, 3 RUMFORD PLACE, LIVERPOOL. L3 9BZ
TOTAL APPROX. FLOOR AREA 870 SQ.FT. (80.9 SQ.M.)

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale
Made with Metropix ©2011

Energy Performance Certificate:

Energy Performance Certificate

Apartment 90 3 Rumford Place
LIVERPOOL
L3 9BZ

Dwelling type: Mid-floor maisonette
Date of assessment: 01 July 2011
Date of certificate: 01 July 2011
Reference number: 0382-2889-6336-9109-7101
Type of assessment: RdSAP, existing dwelling
Total floor area: 81 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

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		

England & Wales EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	68
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	212 kWh/m ² per year	212 kWh/m ² per year
Carbon dioxide emissions	3.0 tonnes per year	3.0 tonnes per year
Lighting	£84 per year	£50 per year
Heating	£318 per year	£220 per year
Hot water	£141 per year	£111 per year

You could save up to £163 per year

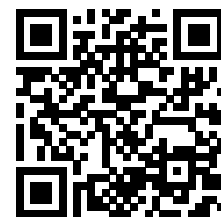
The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

Remember to look for the Energy Saving Trust Recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

MISREPRESENTATION ACT, 1967.

Conditions under which these particulars are issued Housesimple.com for themselves and for the vendors or lessors of this property whose agents they are, give notice: These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Housesimple.com or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors or lessors do not make or give, and neither Housesimple.com nor any person in their employment has any authority to make or give, any representations, or warranty whatever in relationship to this property.



To book a viewing scan this code