



We are pleased to offer this well presented 2 bedroom top floor apartment. Comprising security entrance system, hall, lounge, modern fitted kitchen, 2 bedrooms, modern fitted bathroom, separate W/C. To the outside communal gardens and an allocated parking space. **VIEWING IS STRONGLY RECOMMENDED. ***** INVESTMENT OPPORTUNITY ***** IDEAL FOR FIRST TIME BUYERS *******

2 Bedroom

upper floor

Allocated Parking

local transport links to the city centre

Modern fitted kitchen

great investment

27B Rumney Place
Liverpool, L4 1XA

£49,950

Accommodation

Kitchen

12' 6" x 10' 0" (3.81m x 3.05m)

Kitchen UPVC Double glazed window over Single drainer stainless steel sink unit with mixer tap and tiled splash back. Matching base and eye level units.

Living Area

16' 1" x 10' 6" (4.90m x 3.20m)

Lounge Double glazed window. Double panelled radiator

Bedroom 1

16' 5" x 9' 8" (5.00m x 2.94m)

Bedroom 1 Double glazed window. Laminate flooring. Single panelled radiator.

Bedroom 2

16' 7" x 8' 10" (5.05m x 2.69m)

Bedroom 2 Double glazed window. Single panelled radiator.

Bathroom

6' 2" x 5' 6" (1.88m x 1.68m)

Bathroom UPVC Double glazed window. Fully tiled walls and flooring. Hand wash basin inset with cupboards underneath. Panelled bath with overhead shower. Towel radiator.

w/c

5' 1" x 2' 10" (1.55m x 0.86m)

Seperate WC Double glazed window. Low level WC. Part tiled walls.



Ground Floor

Approx. 79.3 sq. metres (853.2 sq. feet)



Total area: approx. 79.3 sq. metres (853.2 sq. feet)

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	76	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C	74	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.