

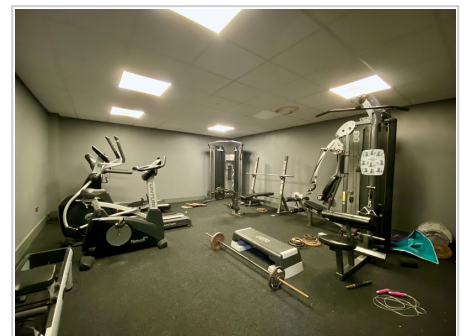


Curlett Jones Estates

Your Local Property People

Rumford Street,
Liverpool.
L2 8RA

85,000



- One Bedroom Apartment
- Located In The Business District
- Modern Open Plan Kitchen
- Contemporary Shower Room
- Excellent Investment Property
- Sold With Sitting Tenant
- 24 Hour Concierge
- Communal Gymnasium
- Close to Liverpool One, Castle Street & The Albert Dock

Ref: PRA11109

Viewing Instructions: Strictly By Appointment Only

Curlett Jones Estates, 18 Crosby Road North, Waterloo, Liverpool, L22 4QF
0151 673 1239 Hello@CurlettJones.co.uk www.CurlettJones.co.uk

General Description

A fantastic investment opportunity ground floor one bedroom apartment, located on Rumford Street in Liverpool City Centre. Just a short walk from Castle Street, Liverpool One and The Albert Dock.

Accommodation

Services

Mains electricity, mains water, mains drainage

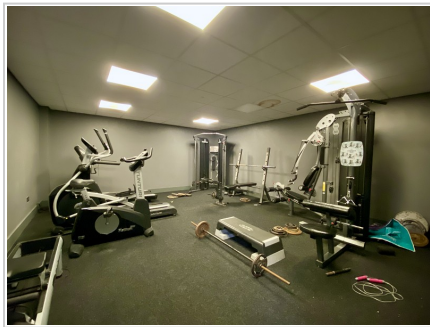
EPC Rating:67

Tenure

We are informed that the tenure is Not Specified

Council Tax

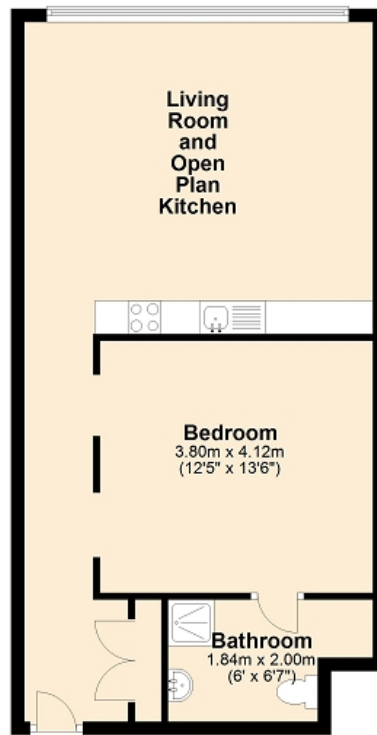
Band Not Specified





Ground Floor

Approx. 54.5 sq. metres (587.1 sq. feet)



Total area: approx. 54.5 sq. metres (587.1 sq. feet)

All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.