



## 2 bed apartment to buy in L2

Rumford Street, Liverpool, Merseyside, L2  
8RA

**£100,000** Starting Bid

 x2  x1  x1

Tenure

**Leasehold**

## Property features

- ✓ Being Sold via Secure Sale Online Bidding. Terms & Conditions apply.
- ✓ Vacant Possession
- ✓ Third Floor
- ✓ Two Bedrooms
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: D
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

## Description

Situated on Rumford Street in the heart of Liverpool city centre, this well-presented two-bedroom apartment presents an excellent opportunity for both owner-occupiers and buy-to-let investors alike.

Currently furnished, the property is offered with vacant possession allowing for immediate occupation or rental, with the potential to achieve in the region of £995 PCM if tenanted.

The apartment briefly comprises a welcoming entrance hallway leading into a bright and spacious open-plan living and kitchen area, designed to maximise natural light and provide a versatile space for modern living.

The fitted kitchen includes integrated appliances and ample storage, ideal for both everyday use and entertaining.

There are two well-proportioned bedrooms, with the principal bedroom offering generous floor space. A spacious contemporary shower room suite completes the accommodation.

Located within a popular city-centre development, the property benefits from secure entry access and is just a short walk from key business districts, transport links, and a wide range of local amenities. The vibrant surroundings include a variety of shops, bars, restaurants, nightlife and cultural attractions, all within easy reach. Rumford Street is also particularly well positioned near key commercial and transport hubs, making it highly desirable for professionals and tenants.

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 240

Annual Ground Rent Amount: £350.00

Annual Service Charge Amount: £2,415.00

Price: Starting Bid £100,000

Property Type: Apartment

Parking: None

Year built: 1973

Roofing type: Concrete roof tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Electric

Electric: National Grid


Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No



| Energy Efficiency Rating                           |         |   |
|--|---------|---|
|  | Current | Potential   |
| <i>Very energy efficient - lower running costs</i> |         |   |
| (92-100) <b>A</b>                                  |         |   |
| (81-91) <b>B</b>                                   |         |   |
| (69-80) <b>C</b>                                   |         |   |
| (55-68) <b>D</b>                                   | 66      | 66  |
| (39-54) <b>E</b>                                   |         |   |
| (21-38) <b>F</b>                                   |         |   |
| (1-20) <b>G</b>                                    |         |   |
| <i>Not energy efficient - higher running costs</i> |         |   |
| <b>England, Scotland &amp; Wales</b>               |         | EU Directive 2002/91/EC  |

Rumford Street, Liverpool, Merseyside, L2 8RA

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