



## Symphony building 2 Stowell Street, Liverpool, L7 7DL

### £925

Nestled in the vibrant cultural hub of Stowell Street, Liverpool, this charming apartment is a gem waiting to be discovered. Boasting a delightful blend of modern living within an award-winning converted building, this property is a true standout.

As you step inside, you are greeted by a cosy sitting room, perfect for unwinding after a long day. The balcony offers a lovely spot to enjoy your morning coffee or soak in the bustling city atmosphere. With two snug bedrooms, there's ample space for relaxation or hosting guests.

The well-equipped kitchen is a chef's dream, featuring built-in appliances such as an oven, hob, fridge, freezer, dishwasher, and washing machine. The bathroom exudes elegance with its white suite and a convenient shower over the bath.

Located near the prestigious Philharmonic Hall, Hope Street Hotel, and an array of trendy bars and restaurants, this apartment is at the heart of the city's social scene.

Council Tax Band C

EPC rating of C

Minimum Term 12 Months

Furnished

Available From mid-July

### Communal Entrance

Security intercom entry door, postbox collection point, lift and stairs to upper floors

### Apartment Entrance and Hallway

video entryphone handset system, electric heater, laminate flooring, ceiling lighting

### Living Area

11'2" x 11'4" (3.42 x 3.47)

wall lights, electric heater, floor to ceiling double glazed door leading to balcony

### Dining Area

7'11" x 6'11" (2.43 x 2.13)

wooden flooring, electric radiator open to Kitchen

### Kitchen Area

9'9" x 6'11" (2.99 x 2.13)

1 and 1/2 bowl stainless steel sink, fitted wall and floor cupboards, drawers, integrated oven, hob, extractor, fridge/freezer, dishwasher, space for washing machine

### Bedroom One

11'4" x 9'9" (3.47 x 2.99)

Frosted glass feature wall, electric heater, double glazed window

### Bathroom

White Roca suite, briefly comprising panelled bath with shower over, w.c., wash hand basin, heated chrome towel rail, part tiled walls and tiled floor, extractor fan

### Bedroom Two

10'4" x 7'1" (3.17 x 2.18)

glass block wall feature, electric heater, two sliding doors

### Important Notes

1. Money laundering Regulations - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC is held for this property, it is available for inspection at the branch by appointment. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER BLUEROW HOMES LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

### ID Verification

In line with The Money Laundering Regulations 2007, as a regulated profession, we are duty bound to carry out due diligence on all of our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history. By signing this agreement as the seller you understand that we will undertake a search with Experian for the purposes of verifying your identity. To do so Experian may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



116 Duke Street, Liverpool, Merseyside, L1 5JW  
 Tel: 0151 709 9638  
 sales@bluerowhomes.co.uk  
 www.bluerowlettings.com