



**The Symphony 2 Stowell Street, Liverpool , Merseyside L7 7DL**  
**Asking price £125,000**

**bluerow**  
SALES | LETTINGS | INVESTMENTS

Bluerow Homes are pleased to offer this Fourth floor apartment located in this fabulous award winning converted building located in the cultural area of the city and close to the Universities, hospitals, Philharmonic Hall, Hope Street Hotel and bars and restaurants.

The apartment briefly comprises of entrance hall, open plan living area/kitchen, Bathroom/W/C, double bedroom and balcony and benefits from double glazing, electric heating and a balcony an internal inspection is recommended.  
EPC Rating C

We are advised on the figures below, yet to be confirmed  
Lease 150 Years from 2004  
Service charge £1950.92 pa  
Ground rent £150 pa

**Communal Entrance**

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

**Apartment Entrance**

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

**Living Area**

36'1" x 13'1" x 36'1" x 13'1" (11'4" x 11'4")

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

**Dining Area**

7'11" x 7'01" (2.41m x 2.16m)

wooden flooring, electric radiator open to Kitchen

**Kitchen Area**

9'9" x 6'11" (2.97m x 2.11m)

1 and 1/2 bowl stainless steel sink, fitted wall and floor cupboards, drawers, integrated oven, hob, extractor, fridge/freezer, dishwasher and Washer/dryer.

**Bedroom One**

11'7" x 9'10" (3.53m x 3.00m)

Frosted glass feature wall, electric heater, double glazed window

**Bedroom Two**

10'4" x 7'1" (3.15m x 2.16m)

glass block wall feature, electric heater, two sliding doors

**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

**Balcony**

Step on Balcony with view aspect.

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	

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



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