



The Symphony Building 2, Stowell Street, Liverpool , Merseyside L7 7DL

Offers in the region of \$150,050

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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 Philharmonic Hall, Hope Street Hotel and bars and restaurants. The apartment briefly comprises of a large living/dining area, kitchen with integrated appliances, breakfast area, bathroom, stairs leading upstairs to two double bedrooms with a large dressing area. secure underground parking, Please note there is currently a suitable tenant in situ.

Currently tenanted at £725 pcm

We are advised on the figures below, yet to be confirmed;
 Lease 125 Years from 2003
 Service charge £ 2392
 Ground rent 150 pa

Communal entrance

Security door, post boxes, lift and stairs to upper floors

Atrium

Fabulous central atrium with seating areas, planters and tiled floors.

Entrance hall

Wood floor, audio and visual intercom entry system, wall mounted electric heater, fuse box, storage cupboard off containing water cylinder, stairs leading to upper floor.

Living/Dining Area

24'9" x 12'9" (7.56 x 3.9)

Spacious living/dining area, wood flooring, 3 wall mounted electric radiator, 3 large double glazed windows.

Kitchen

11'1" x 6'1" (3.4 x 1.87)

Fitted with a range of wall, base and drawer units, work surfaces, oven, hob and extractor fan, space for fridge/freezer, dishwasher, washer/dryer, breakfast area, part tiled walls, electric heater, large double glazed window.

Bedroom

9'6" x 11'1" (2.92 x 3.4)

Carpet flooring, split landing level used for dressing area, step up to bedroom, original beams, electric heater, partition wall overlooking lower floor.

Dressing area

Split level from bedroom , separate good sized dressing area

Bedroom

10'2" x 10'9" (3.12 x 3.30)

Carpet flooring, original beams, electric heater.

Bathroom

White 3 piece suite, panelled bath with shower over, w.c., wash hand basin, mirrored vanity shelf, heated chrome towel rail, part tiled walls and tiled floor, extractor fan.

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.

