



Apartment 41, The Symphony Building 2 Stowell Street, , L7 7DL
Asking price £124,950

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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 heart of the Georgian quarter with The Liverpool Philharmonic Hall just a stones throw away. Within walking distance of Hope street which offers an array of independent restaurants and bars.

Conveniently located to the Universities and hospitals,

The apartment briefly comprises of entrance hall, Study/Dining Area, living area open to kitchen, Bathroom W/C , double bedroom, an internal inspection is highly recommended to appreciate all that this property offers.

We are advised on the figures below, yet to be confirmed

Lease 150 Years from 2004

Service charge £2075.32 pa

Ground rent £150 pa

Communal Entrance

Security door, post boxes, lift and stairs to upper floors. Leading to an impressive Atrium for all residents to enjoy.

Hallway

Wooden flooring. Doors to Bedroom, Dining/Study Area, Audio and Visual intercom entry handset.

Dining/Study Area

Wooden Flooring. Storage cupboard housing hot water cylinder. Door leading to bathroom.

Living Room

Wooden flooring. High ceiling .Wood Sash window, open to;

Kitchen Area

Wall and base units and work surface, Blue tile splash back. One and half bowl sink unit with mixer tap. Space for washing machine. Integrated dishwasher, fridge and freezer, electric hob and over with chimney style cooker hood over.

Bedroom

Wooden glazed window offering internal atrium aspect. Carpet flooring and door leading to bathroom

Bathroom

White three piece suite briefly comprising; Tiled pane bath with fitted shower over and folding shower screen. Low level, W.C., Pedestal wash hand basin. Chrome heated towel rail. Part tiled walls. Down lights.



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

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