

**Symphony Building Stowell Street, Liverpool , Merseyside L7 7DL**  
**Offers over £185,000**

**bluerow**  
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Bluerow homes are delighted to welcome to the market this contemporary fourth floor two bedroom apartment situated in the desirable Grade II listed Symphony Building.

Located in the heart of the Georgian quarter with The Liverpool Philharmonic Hall across the street and within walking distance of Hope street which offers an array of independent restaurants and bars.

A spacious duplex comprising of Living/ Dining and kitchen area all open plan to ground floor with a family bathroom and downstairs bedroom. Upper level offering an open plan double bedroom and additional dressing room with a partial glass mezzanine which overlooks the downstairs bedroom.

No chain!  
Valid EWS1 form  
Lease details to be verified  
Leasehold 125 years from 2003  
Service charge approximately £3629 per annum  
Ground Rent £150 per annum  
One allocated parking space

### 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. Audio and Visual intercom entry handset. Carpeted Staircase leading to upper level. Storage heater.

### Living area

Wooden flooring throughout, single glazed windows with internal secondary glazing. Storage heater,

### Kitchen/ Dining area

Fitted kitchen comprises of wall and base units, vinyl flooring, Oven, Hob, Extractor hood, integrated fridge/freezer and washing machine. 1.5 stainless steel sink with drainer. Door to storage cupboard. 3 wall mounted electric heaters.

### Bathroom

Tiled walls and floor, white 3 piece bathroom suite comprises of wash hand basin, WC and bath with shower over. Chrome heated towel rail.

### Bedroom ( Ground level)

Wooden floor throughout, storage heater, Single glazed window with internal secondary glazing. Views of upper level mezzanine

### Main bedroom (Upper level)

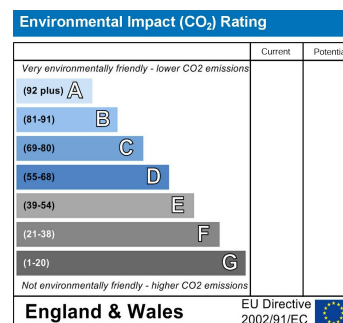
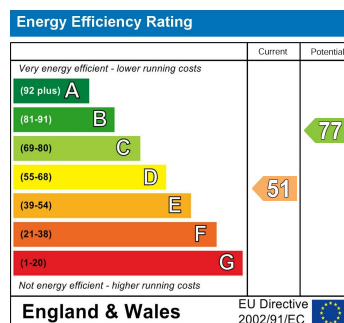
Wooden floor throughout, wall mounted electric heater, Velux window, open plan to rest of upper level.

### Study/ Dressing area

Wooden floor throughout, Glass mezzanine which overlooks ground level bedroom.

### Parking

Secure allocated parking



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