



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

Asking price £199,950

Bluerow Homes are delighted to offer for sale this stylish and modern two bedroom apartment situated in this iconic Grade II listed conversion. The Symphony building is an attractive conversion of the former Liverpool Eye and Ear infirmary which is located in the heart of the Georgian Quarter and directly opposite to the Philharmonic hall. The property briefly comprises of entrance hall, Dining area, Living Area, Dining Kitchen, diner and fitted kitchen two double bedrooms. Benefiting from one allocated secure car parking space situated underground. The apartment is being sold with no onward chain.

EPC rating D
926 square Footage
figures to be verified
Length of Lease 150 years from 2003
Service charge £1476 Bi-annually (Apr & Oct)
Ground Rent £150 per annum

Viewing highly recommended to appreciate all that this property has to offer.

- Grade II listed building
- Two Double Bedrooms
- 926 Square Foot
- Under ground Secure parking
- Georgian Quarter
- Modern & Spacious Kitchen

Communal Entrance

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

Apartment Entrance

Carpet, audio and visual intercom entry system, wall mounted electric heater, fuse box, Spotlights



Dining Area

17'4" x 8'10" (5.3 x 2.7)

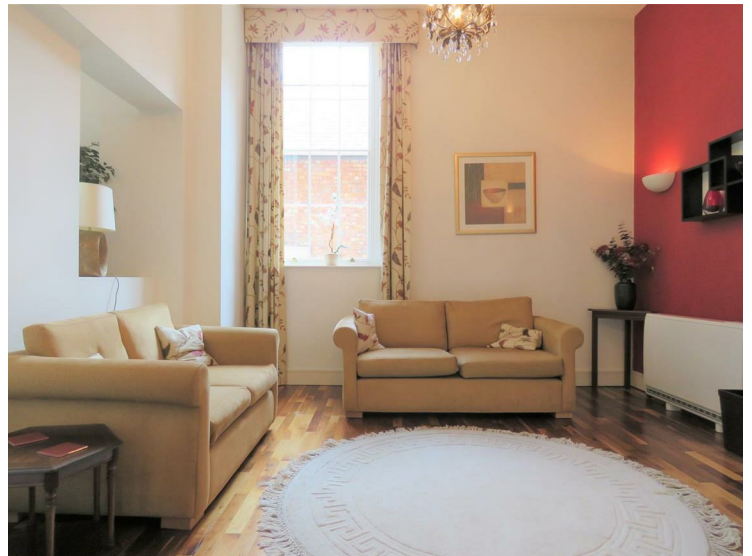
Wood framed sash window to side aspect, Wood flooring, Wall mounted heater.



Living Area

17'6" x 13'1" (5.35 x 4.0)

Spacious living area, wood flooring, wall mounted heater, Wood framed sash window to side aspect, TV point.



Dining Kitchen

15'5" x 17'4" (4.7 x 5.3)

White high gloss fitted kitchen with a range of wall mounted and base units with rolled edge work surfaces. Smeg Hob & oven with extractor hood, Integrated fridge freezer, second freezer under counter, dish washer and washer dryer, stainless steel sink with mixer tap and drainer, wall mounted heater, storage cupboard, part tiled walls, Wood framed sash window to front aspect.



Bedroom One

12'5" x 10'5" (3.8 x 3.2)

Carpet flooring, electric heater, Wood framed sash window to side aspect.



Family Bathroom

8'6" x 5'9" (2.6 x 1.76)

White three 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.

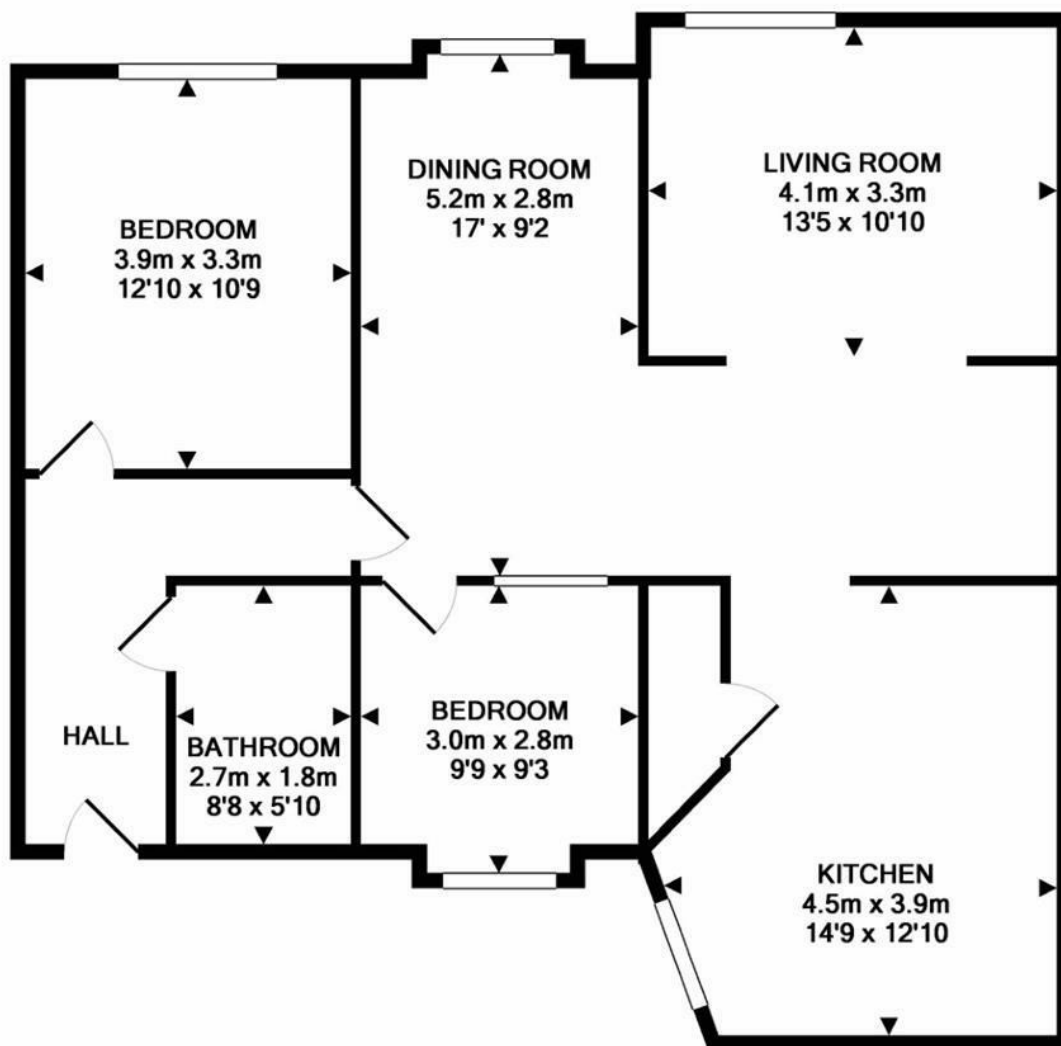


Bedroom Two

8'6" x 9'2" (2.6 x 2.8)

Carpet flooring, electric heater, Wood framed sash window with internal area aspect.





TOTAL APPROX. FLOOR AREA 87.3 SQ.M. (940 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C	61	
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		69
(55-68) D		
(39-54) E	41	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		



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