



**Symphony Building Stowell Street, Liverpool , Merseyside L7 7DL**  
**Asking price £179,950**

**bluerow**  
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Bluerow homes are delighted to welcome to the market this Ground 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 lounge/dining, study and kitchen area all open plan to the ground floor with a family bathroom. Upper level offering two double bedrooms and a modern partial glass mezzanine which overlooks the downstairs open plan living space plus an internal balcony accessible from the master bedroom.

No chain!  
 Lease details to be verified  
 Leasehold 150 years from 2003  
 Service charge approximately £3768 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. Doors to all ground floor rooms. Audio and Visual intercom entry handset. Staircase leading to upper level. Storage cupboard housing hot water cylinder.

**Dining Area**

Wooden flooring. Wall mounted heater. Large under stairs storage cupboard. Open to study area.

**Study Area**

Wooden flooring. Double height ceiling. Open versatile space.

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**Kitchen**

Wall, base and drawer units with contrasting work surfaces. Integrated appliances include: fridge, freezer, oven, hob and extractor. Free standing washer/dryer. Stainless steel sink with mixer tap. Part tiled splash back.

**Living Area**

Wooden flooring. Five secondary glazed windows. Wall mounted heater. Open and versatile space.

**Bathroom**

White three piece suite briefly comprising: panel bath with fitted shower and glazed screen, wash hand basin, low level w.c., with conceal cistern. Tiles walls and floor. Down lights.

**Stairs and Mezzanine landing**

Carpet flooring, leading to mezzanine level. Open and airy area over looking Study/Living space at lower level. Wall lights. Doors leading to each bedroom.

**Bedroom One**

Good size double bedroom. Wall mounted heater. Lights. Carpet flooring. Door leading in Balcony

**Internal Balcony**

Good size decked balcony overlooking atrium area.

**Bedroom Two**

Double bedroom, window with atrium aspect. Wall mounted heater.

**Parking**

Offer road, allocated parking for one car.

