

Symphony building 2 Stowell Street, Liverpool , L7 7DL
Asking price £119,950

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Bluerow Homes are pleased to offer this second floor apartment located in this fabulous award winning converted building located in the cultural area of the city and close to the Universities, hospitals, Philharmonic Hall, Hope Street Hotel and bars and restaurants.

The apartment briefly comprises of entrance hall, open plan living area/kitchen, Bathroom W/C, double bedroom and balcony and benefits from double glazing, electric heating and a balcony an internal inspection is recommended.

We are advised on the figures below, yet to be confirmed
 Lease 150 Years from 2004
 Service charge £1,750.76 pa
 Ground rent £150 pa

Communal Entrance

Security intercom entry door, postbox collection point, lift and stairs to upper floors

Apartment Entrance and Hallway

video entryphone handset system, electric heater, laminate flooring, ceiling lighting

Living Area

11'2" x 11'4" (3.42 x 3.47)

wall lights, electric heater, floor to ceiling double glazed door leading to balcony

Dining Area

7'11" x 6'11" (2.43 x 2.13)

wooden flooring, electric radiator open to Kitchen

Kitchen Area

9'9" x 6'11" (2.99 x 2.13)

1 and 1/2 bowl stainless steel sink, fitted wall and floor cupboards, drawers, integrated oven, hob, extractor, fridge/freezer, dishwasher, space for washing machine

Bedroom One

11'4" x 9'9" (3.47 x 2.99)

Frosted glass feature wall, electric heater, double glazed window

Bathroom

White Roca suite, briefly comprising panelled bath with shower over, w.c., wash hand basin, heated chrome towel rail, part tiled walls and tiled floor, extractor fan

Bedroom Two

10'4" x 7'1" (3.17 x 2.18)

glass block wall feature, electric heater, two sliding doors

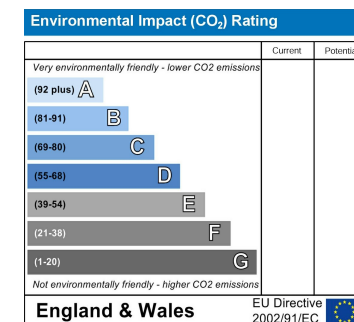
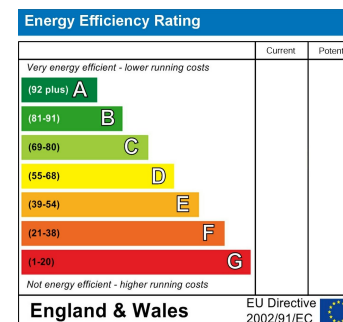
Important Notes

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. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS

OR TENANTS. NEITHER BLUEROW HOMES LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

ID Verification

In line with The Money Laundering Regulations 2007, as a regulated profession, we are duty bound to carry out due diligence on all of our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history. By signing this agreement as the seller you understand that we will undertake a search with Experian for the purposes of verifying your identity. To do so Experian may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.



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