



## 20 Symphony Building 2 Stowell Street , Liverpool, L7 7DL £140,000

This second floor property offers a unique opportunity to experience modern living within a Grade 2 listed building, complete with a balcony and open plan layout. As you enter, you're greeted by an entrance hallway, open plan living and kitchen area which seamlessly integrate. Adjacent to the living area you'll find a delightful balcony and the property has two well appointed bedrooms and one bathroom.

Located in the Georgian Quarter of the City providing convenient access to Universities, hospitals, Philharmonic Hall, Hope Street Hotel and bars and restaurants.

Lease 150 Years from 1st January 2004 (128 years remaining )

- Service charge £2,880 per annum
- Achieving £925pcm
- Ground rent £150 pa
- EWS1 in place
- EPC - B
- Council tax band C
- 624 sq ft

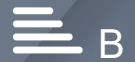
\*\*Investor buyers only due to fixed term tenancy \*\*

\*\* Chain free \*\*

- Balcony
- Grade 2 Listed
- EWS1 in place
- Available to both owner occupiers and investors
- Close to The Royal Hospital and Univesities
- Chain free
- Second floor
- Integrated appliances
- £150 per annum Ground rent
- Georgian Quarter

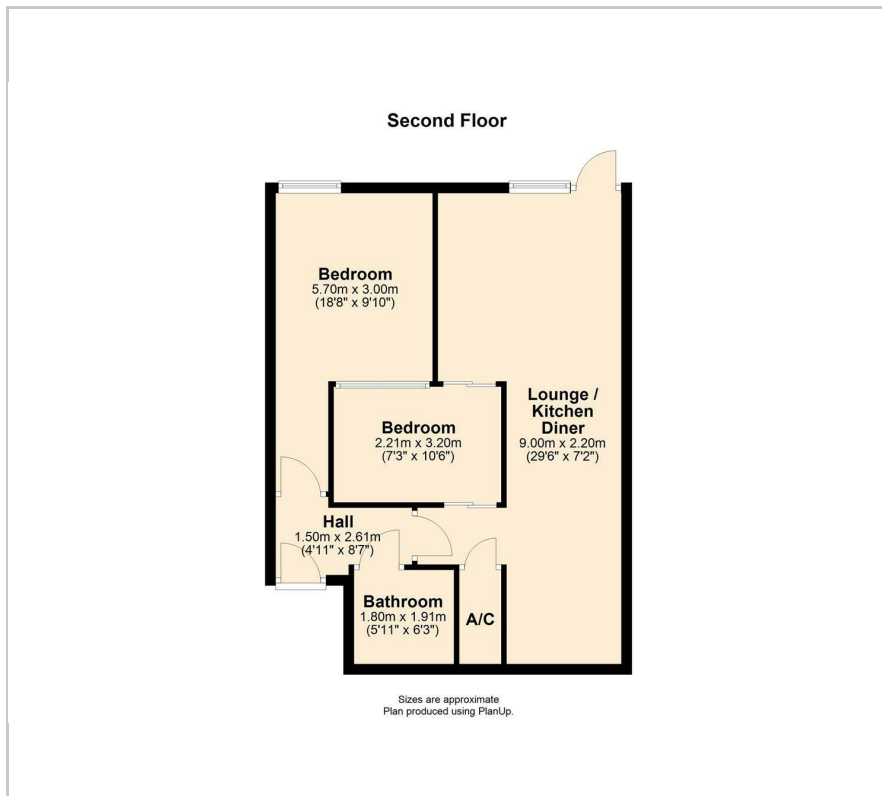
### Viewing

Please contact our Michael Moon Office on 0151 924 1000 if you wish to arrange a viewing appointment for this property or require further information.

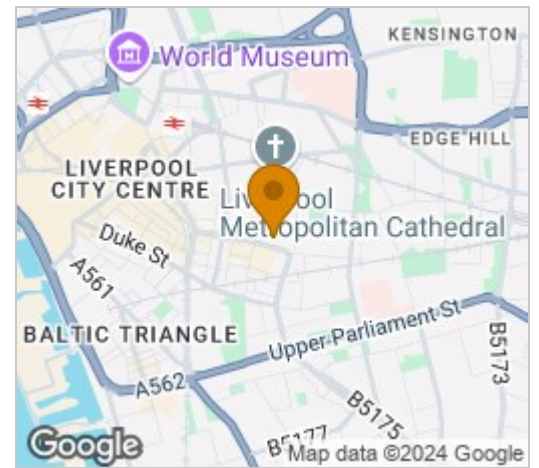




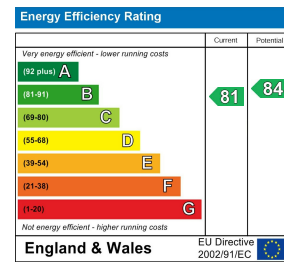
## Floor Plan



## Area Map



## Energy Efficiency Graph



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