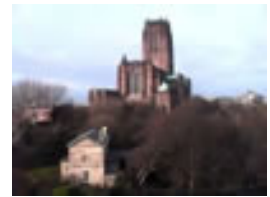
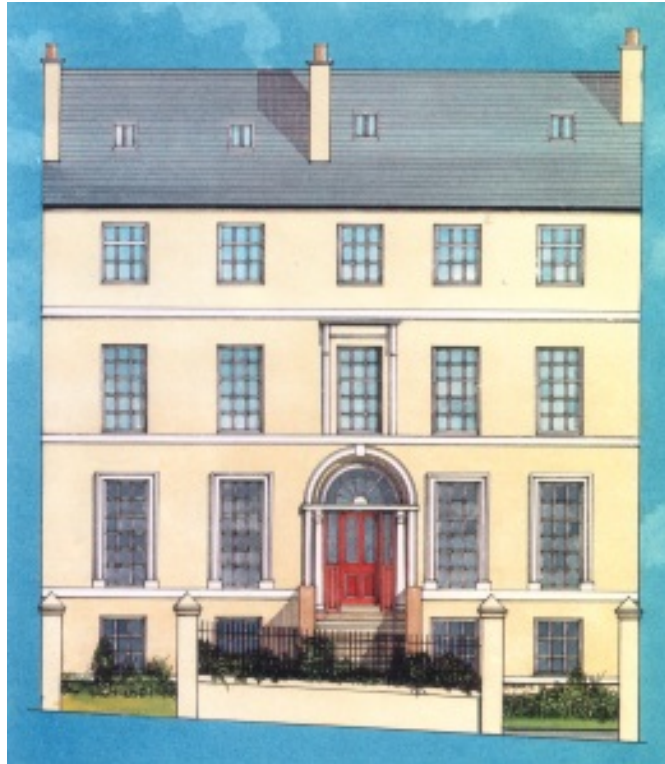


THE MEDICI BUILDING

36 Upper Parliament Street, L8

100% PRE-SOLD



Built in 1825 on the street named after a Parliamentary Act allowing Lord Sefton to set out several roads in the area, the earliest records indicate that this fine Grade II listed building was used as a Classics Academy for much of the 19th Century. At the turn of the Century, its use changed to that of the Women's Samaritan Hospital, and in 1958, this prominent building became a Children's day nursery.

Dreaming Spires Limited has embarked on one of the city's most elaborate and comprehensive renovations of a Grade Listed building for residential use, creating nine high specification two bedroom apartments, averaging 850 square feet each. Completion is scheduled for late Autumn 2003, and prices range from £130,000 to £155,000.

- Grade II listed building
- Fabulous direct views of the Anglican Cathedral and the River Mersey from most apartments



- Private gardens for two apartments
- Fully fitted Caple kitchens with stainless steel chimney hood, electric oven and electric hob and integrated washing machine.
- Gas Central Heating Combination boilers in each unit
- Intercom system at front gate and connected to front door with (3) CCTV cameras to front and rear of building connected to each unit's Television point
- Intruder alarms within each apartment
- Soundproofing of floor divisions between all apartments in excess of Building Regulation requirements
- All units to have ensuite bathrooms with Bristan shower units
- All bathroom and kitchen floors to be tiled. Kitchens to have tiled splashbacks, and bathrooms to have ½ tiled walls
- All units fully carpeted
- Recessed LV halogen downlights throughout the building, except entrance way with existing mosaic flooring (to be refurbished), which will have two large chandeliers
- All switches and sockets and telephone/TV points to be Edwardian brass. New laminated conservation windows throughout
- 2 telephone points and 1 aerial point per unit
- All doors to be solid 6 panel colonial style. Door furniture to be Edwardian brass (i.e. hinges, handles, door knockers (on all front doors)). Front door to each unit also to have mortice lock and yale style lock.
- Each unit to have one private secure parking space accessed by remote control gates at rear.
- Guarantees: 1 year general warranty from DSL + Full Architects certificates + Full Building Regulations Certification
- Tenure: 125 year lease

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