



## North House 17 North John Street, L2 5QY

### £975

Located at 17 North John Street in the vibrant city of Liverpool, this charming second-floor 2-bedroom apartment is a true gem in the heart of the city centre. Boasting a convenient location near Moorfields Station and Liverpool One, this furnished converted flat offers a comfortable and stylish living space.

As you step into this lovely abode, you are greeted by a private entrance hallway leading to a spacious open plan contemporary kitchen/living room, perfect for entertaining guests or relaxing after a long day. The property features two double bedrooms, providing ample space for a small family, guests, or a home office.

The property is equipped with electric heating, ensuring your comfort throughout the year. The building features a fob-operated entrance door, as well as marble floors leading to postboxes, stairs, and a lift to the upper floors, plus bin stores on each residential level.

Rent £975 pcm excluding bills

Deposit £1125, holding deposit = 1 weeks rent

Council Tax Band C

Minimum 12 months

Available from 7th July

- Two Bedroom Apartment
- Family Bathroom
- Council Tax Band C
- 1st Floor Apartment
- Available from 7th July
- Furnished
- City Centre Location

### **Communal Entrance**

stairs and lift to upper floors, postboxes

### **Entrance Hall**

stairs and lift to upper floors, postboxes

### **Open plan living, dining & kitchen**

wall and floor cupboards, drawers work surfaces, built in oven, hob, extractor, fridge/freezer, part tiled walls, laminate floor, secondary glazed windows, electric radiator

### **Bedroom One**

secondary glazed window



### **Bedroom Two**

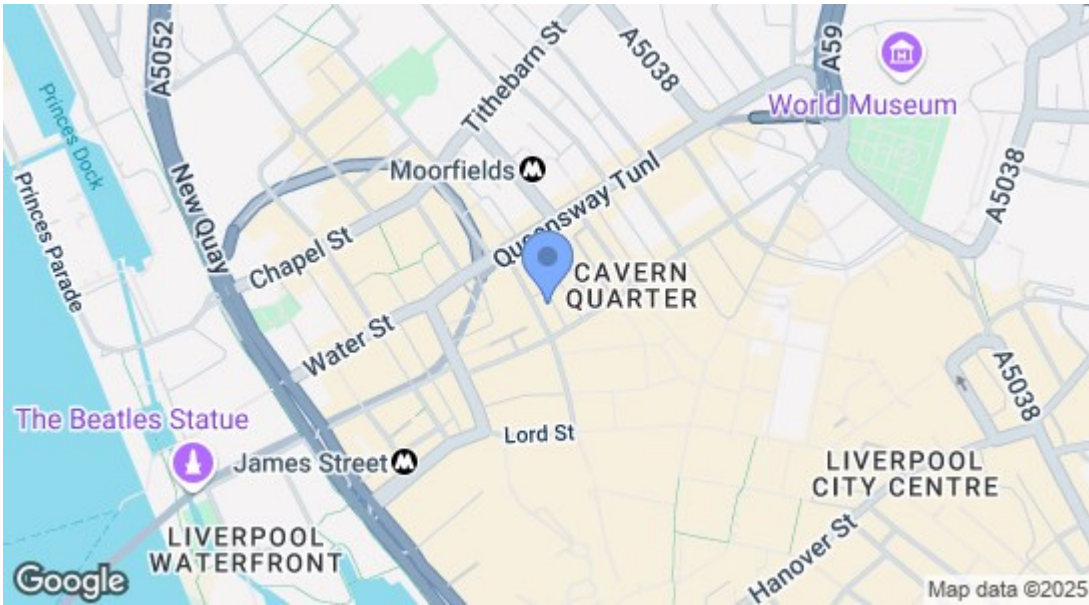
secondary glazed window, electric heater

### **Bathroom**

white suite comprising a bath with shower over, vanity wash basin, large mirror, tiled walls and floor



Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E	53	53	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential	
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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