



## Apartment 29 17 North John Street, Liverpool, L2 5AA

### £925 Per month

Nestled in the heart of Liverpool, at 17 North John Street, this charming converted flat offers a delightful blend of modern living and convenience. Situated at the rear of the building, the apartment provides a peaceful retreat while being just a stone's throw away from Moorfields Station and the vibrant Liverpool One, renowned for its diverse selection of shops and restaurants.

Upon entering, you are greeted by a secure fob-operated entrance, leading to elegant marble floors that guide you to the postboxes, stairs, and lifts for easy access to upper floors. The private entrance hallway features a handy storage cupboard, ensuring that your living space remains clutter-free.

The open plan contemporary kitchen and living room is designed for both comfort and style, boasting built-in appliances that cater to your culinary needs. This inviting space is perfect for entertaining guests or enjoying a quiet evening at home. The flat comprises two well-proportioned bedrooms, providing ample space for relaxation or study. A modern bathroom completes the accommodation, featuring contemporary fixtures and fittings.

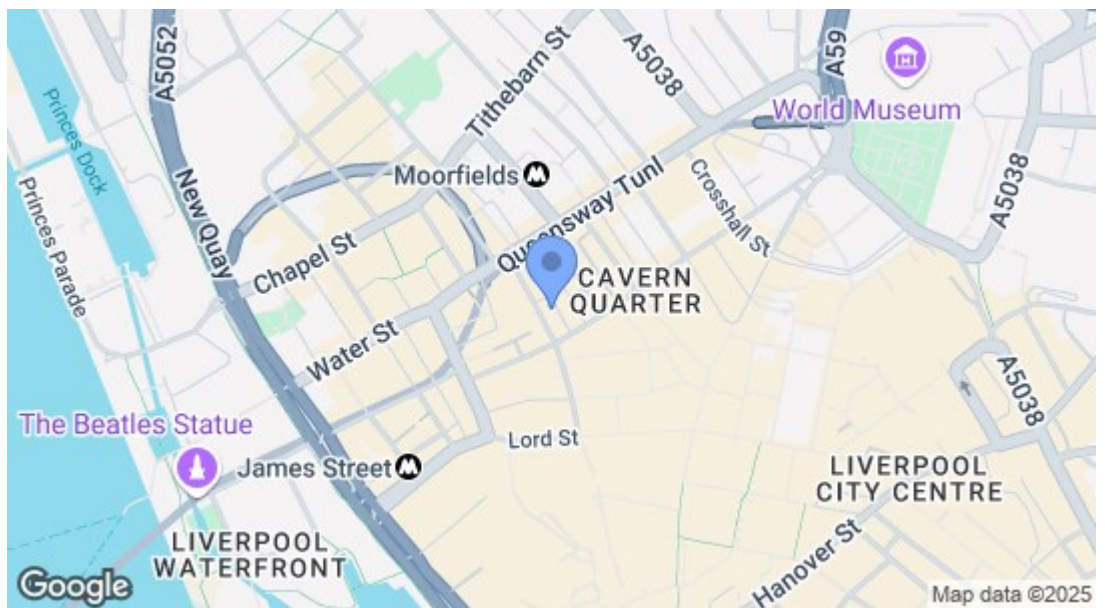
Additional benefits include secondary glazed windows that enhance energy efficiency and electric heating, ensuring a warm and inviting atmosphere throughout the year. This property is ideal for those seeking a stylish urban lifestyle in a prime location. Whether you are a first-time buyer or looking to invest, this flat presents an excellent opportunity to enjoy all that Liverpool has to offer.

Available Now, Deposit £1009- , Minimum 12 month let, Council Tax Band C, EPC Rating C





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



116 Duke Street, Liverpool, Merseyside, L1 5JW  
 Tel: 0151 709 9638  
 sales@bluerowhomes.co.uk  
 www.bluerowlettings.com