



## Apartment 4 17 North John Street, Liverpool, Merseyside L2 5AA

### £975 Per month

Located in the heart of the city centre at 17 North John Street, this charming flat conversion is a gem waiting to be discovered. Boasting 1 reception room, 2 bedrooms, and 2 bathrooms, this first-floor furnished apartment offers a blend of style and space that is truly inviting.

As you step into this property, you are greeted by a private entrance hallway that leads to a storage cupboard, setting the tone for practicality and convenience. The open-plan contemporary kitchen and living room provide a perfect space for entertaining or simply relaxing after a long day.

The two double bedrooms offer ample space for rest and relaxation, with one bedroom featuring an en-suite shower room for added privacy and comfort. The modern bathroom is elegantly designed, adding a touch of luxury to your daily routine. Convenience is key with this property, as it is situated within easy reach of Moorfields Station and Liverpool One, offering a plethora of shops and restaurants right at your doorstep. The fob-operated entrance door ensures security, while the marble floors exude sophistication from the moment you enter the building.

The rent is set at £975 pcm excluding bills  
Deposit of £1,125, holding deposit = one weeks rent  
Council Tax Band C.  
Available end of June, Minimum 12 months Let  
Furnished

- Two Double Bedrooms
- City Centre Location
- En-Suite & Bathroom
- First Floor
- Part Furnished





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		56	56
(39-54) E			
(21-38) F			
(1-20) G			
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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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