



## Apartment 4 17 North John Street, Liverpool, Merseyside L2 5AA £1,000 Per month

Available early August 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.

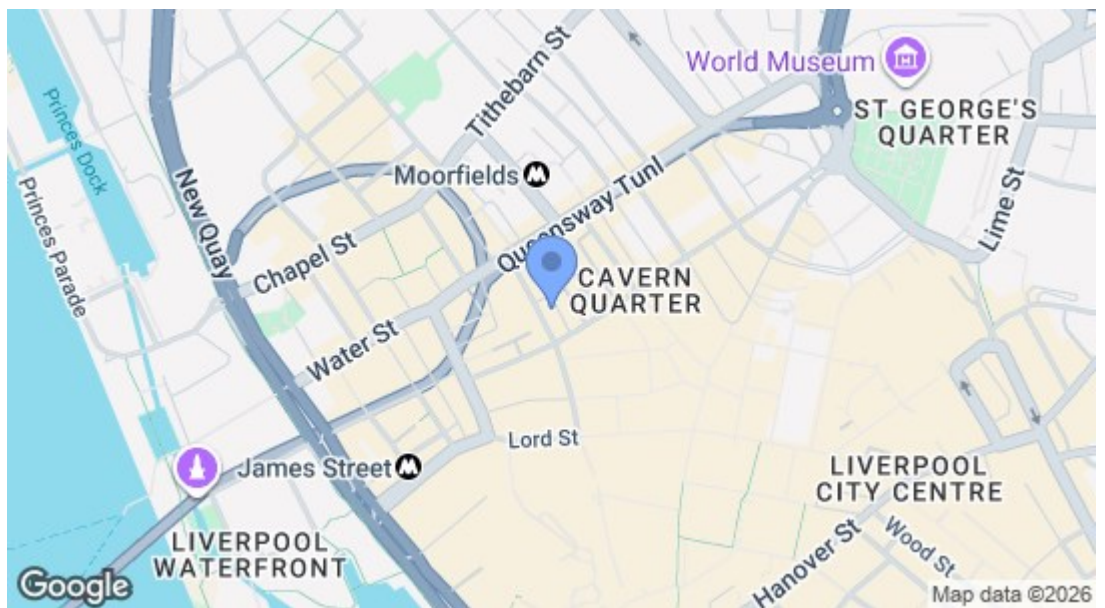
The two double bedrooms offer ample space for rest and relaxation, with one bedroom featuring an en-suite shower room for added privacy and comfort. The modern bathroom is elegantly designed, adding a touch of luxury to your daily routine. Convenience is key with this property, as it is situated within easy reach of Moorfields Station and Liverpool One, offering a plethora of shops and restaurants right at your doorstep. The fob-operated entrance and marble floors exude sophistication from the moment you enter the building, plus bin stores on each residential level for convenience. The property using a Saniflo system as such, is not a mains sewerage system.

- Two Double Bedrooms
- En-Suite & Bathroom
- Part Furnished
- City Centre Location
- First 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	56	56	
(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			
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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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