



## 17 North John Street, Liverpool, Merseyside L2 5QY

### £850

Available from 5th August - Nestled in the vibrant heart of Liverpool, this charming one-bedroom apartment on North John Street offers a perfect blend of style and convenience. Situated on the fourth floor of a beautifully converted building, this furnished residence is ideal for those seeking a modern urban lifestyle.

As you enter, you are greeted by a private hallway that leads to a well-designed open plan kitchen and living area, perfect for both relaxation and entertaining. The contemporary kitchen is equipped with modern appliances, seamlessly integrating with the living space to create a warm and inviting atmosphere. The double bedroom provides a peaceful retreat, while the modern shower room adds a touch of luxury to your daily routine.

The apartment benefits from double glazing and electric heating, ensuring comfort throughout the year. Residents will appreciate the secure fob-operated entrance, marble floors in communal areas, and convenient access to lifts and stairs. Additionally, bin stores are available on each residential level for added convenience.

This property is ideally located, just a short stroll from Moorfields Station, making commuting a breeze. The nearby Liverpool One offers an array of shops and restaurants, providing endless options for dining and leisure. Whether you are a first-time buyer or looking for a rental investment, this apartment presents an excellent opportunity to enjoy city living at its finest. Don't miss the chance to make this stylish apartment your new home. Council Tax Band B - Rent £850 excluding bills - Deposit £980 -

■ One Bedroomed Apartment

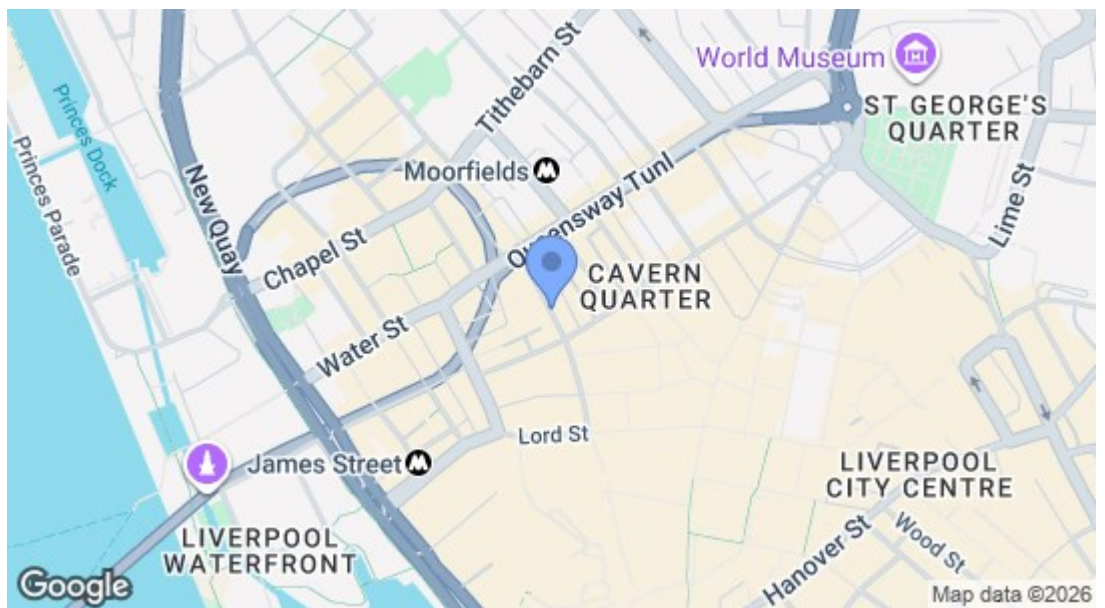
■ Furnished

■ Council Tax Band B





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	70
(55-68) D			
(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			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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