



North House 17 North John Street, Liverpool , Merseyside L2 5AA
Auction Guide £70,000

Being Sold via Secure Sale online bidding. Terms & Conditions apply.
Starting Bid £70,000.

Investment opportunity to acquire a well presented one bedroom, top floor apartment with a tenant in situ, offering immediate rental income.

Finished to a modern standard throughout, the property boasts city views and a well designed layout. The accommodation briefly comprises an entrance hallway leading to a bright open plan living and kitchen area, a spacious double bedroom and a contemporary bathroom.

Ideally positioned in the heart of Liverpool city centre, the apartment is just a short walk from Liverpool ONE, with excellent transport links nearby including Moorfields and Lime Street stations.

A superb opportunity for investors seeking a low maintenance city centre asset in a prime location.

Leasehold 250 year lease from 2019 (241 years remaining)
Service charge £3000 per annum
Ground rent £350 per annum
Council tax band B

Communal Entrance

entrance doorway, marble floors, postboxes, stairs and lift to upper floors

Entrance Hallway

entry phone, cupboard with Beko washer/dryer, cylinder, secondary glazed window with great city views

Open Plan Living Kitchen Area

grey high gloss units, integrated, electric oven, 4 ring halogen hob with extractor above, fridge, freezer,dishwasher, microwave, electric radiator, secondary glazed windows with city views

Double Bedroom

electric radiator, secondary glazed window with fantastic views of the city

Bathroom

bath with shower over, tiled walls and floor, large mirror, heated towel rail



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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

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