



44 North House 17 North John Street, Liverpool , Merseyside L2 5AA
Auction Guide £75,000

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Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £725,000.

A great investment opportunity to acquire a top floor tenanted one bedroom apartment within North House, a development known for strong rental demand.

The property is being sold with a tenant in situ, currently achieving approximately £825pcm.

Ideally located in the heart of the city centre, the apartment offers convenient access to Liverpool's shops, bars, restaurants, and excellent transport links.

Internally, the property comprises a spacious one bedroom layout. Upon entering, there is an L-shaped hallway with large windows allowing for plenty of natural light, leading through to an open plan kitchen, living, and dining area. There is also a double bedroom and a modern, separate bathroom. The property further benefits from attractive city views.

Leasehold Information (to be verified):

Lease Length: 250 years from 2018
 Service Charge: £2,851.12
 Ground Rent: £350 per annum
 For more info email Lauren@bluerowhomes.co.uk

Communal Entrance

Mail boxes, stairs and lifts to all floors

Apartment Hallway

Wooden floor throughout, intercom handset, single glazed window with internal secondary glazing, door to utility cupboard which houses washing machine and water cylinder.

Living/ Dining area

Wooden floor throughout, electric wall heater, single glazed window with internal secondary glazing.

Kitchen Area

Wooden floor, fitted kitchen consisting of wall and base units, stainless steel sink, Oven, hob and extractor hood. Integrated dishwasher, microwave and fridge/freezer.

Bedroom

Carpeted floor throughout, electric wall heater, single glazed window with internal secondary glazing.

Bathroom

Tiled walls and floor, White fitted bathroom suite consisting of WC, vanity wash hand basin, bath with shower over and 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		56	56
(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	

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