



**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 <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 |         |           |
| England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                                         |         |           |

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