



### 1 bed apartment to buy in L2

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

**£65,000** Starting Bid

🛏 x1 🪑 x1 🚿 x1

Tenure

**Leasehold**

### Property features

- ✓ Investment opportunity
- ✓ Fixed Tenancy
- ✓ City Centre Location
- ✓ High rental demand development
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: D
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

## Arrange a viewing

Abigail Hall  
Branch Manager  
North West Auction

0191 7371 168  
northwest@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £75,000.

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

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

Council Tax Band: B

Tenure: Leasehold

Length of Lease: 242

Annual Ground Rent Amount: £350.00

Annual Service Charge Amount: £2,852.00

Price: Starting Bid £65,000

Property Type: Apartment

Parking: None

Construction materials: Brick and block

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	56	56
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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

Contact your local branch today for more information on this property:

**Keith Pattinson Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0191 7371 168,  
northwest@pattinson.co.uk, www.pattinson.co.uk**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

