



Apt 2 7 Stone Street, Bradford, West Yorkshire BD1 4QL
Offers In The Region Of £46,000

CASH BUYERS ONLY

This wonderful, self contained ground floor apartment is available for sale. Nice modern layout with laminate flooring and panel convector radiators. The open plan lounge comprises of media facilities (Sky I/O and telephone connection / ADSL), window with fitted blinds. Feature kitchen units in black with fitted appliances (Hob, Oven, extractor and F/F) Stand alone Washer/Dryer. A separate well sized bedroom, three piece bathroom suite including mixer shower and tiled surround with extractor.

This apartment is ideal for a first time buyer or investor and has immediate links to the Forster Sq Train Station and amenities provided by the town centre.

This property is currently tenanted obtaining a rental income of £6000 per annum.

Locate
The Property Experts

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ENTRANCE/VESTIBULE



Angle Two



OPEN PLAN LOUNGE/KITCHEN



Good size living space with light oak laminate flooring and Dimplex radiator.

KITCHEN ANGLE

Stylish black kitchen with integrated appliances and washing machine.

BEDROOM



With Dimplex radiator and modern cream carpet.

BATHROOM



Three piece white bathroom suite comprising of; bath, hand wash basin and WC. Lino flooring and heated towel rail.

SERVICE CHARGES

109 years remaining on the lease
Annual Service Charges - £783.16
Ground Rent - £500 per annum



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D	56	
(39-54) E		
(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		