



**Apartment 17 The Empress 27 Sunbridge Road, Bradford, West Yorkshire BD1 2AY  
Offers In The Region Of £65,000**

Welcome to The Empress in Bradford a sought after development located in the heart of the city centre!

This flat boasts modern open plan living, perfect for relaxing and entertaining guests, it also has a spacious bedroom and a well-maintained bathroom.

Located at 27 Sunbridge Road, this flat offers a convenient and vibrant city living experience. Whether you're looking for a first home or an investment, this property has the potential to be the perfect fit for you.

**Locate**  
The Property Experts

**Locate Properties UK LTD**

29-31 North Parade, Bradford, West Yorkshire, BD1 3JL

t. +44 (0) 01274 720 900



@locatehomesbfd

e. info@locatehomes.co.uk



[www.locatehomes.co.uk](http://www.locatehomes.co.uk)

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## ENTRANCE



Wall mounted electric panel heater, laminate flooring, video entry phone, door to cupboard with airing cupboard housing, hot water tank, door to built-in storage cupboard.

## LOUNGE/KITCHEN



Wall mounted electric panel heater, laminate flooring, telephone point, TV point, ceiling with six recessed low-voltage spotlights, . KITCHEN AREA 3.18m (10'5") x 2.70m (8'10"): Fitted with a matching range of maple effect base and eye level units with worktop space over, 1½ bowl stainless steel sink unit with single drainer and mixer tap, integrated fridge/freezer, dishwasher, washing machine / tumble drier, built-in electric

oven, four ring electric hob with extractor hood over, ceiling with four low-voltage spotlights door to:

## ANGLE TWO



## BEDROOM ONE



Double glazed window to rear, wall mounted electric panel heater, telephone point, TV point, ceiling with five recessed low-voltage spotlights.

## BATHROOM



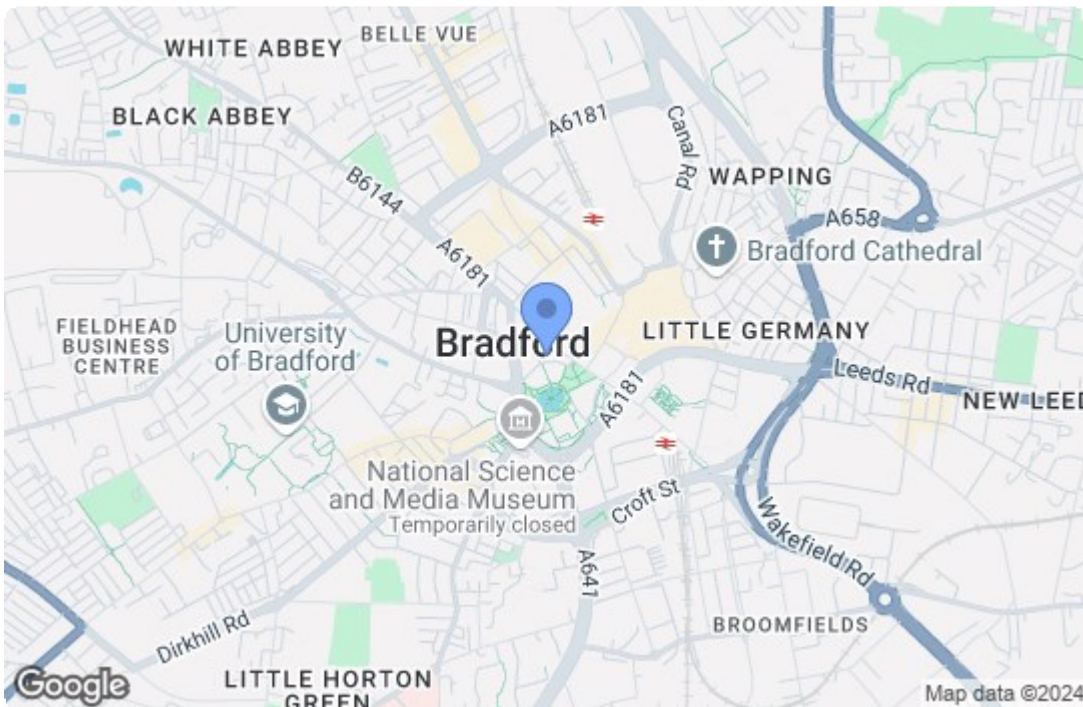
Three piece white suite comprising panelled bath with shower over and with glass screen and inset wash hand basin with mixer tap, mirror and shaver point, WC with hidden cistern, full height ceramic tiling to two walls, heated towel rail, extractor fan, ceramic tiled flooring.

## LEASE INFORMATION

133 years remaining on the lease

Annual ground rent - £200

Annual service charge - £1322.86



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	82	85
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		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) <b>A</b>		
(81-91) <b>B</b>	79	80
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC