



Navigation Drive, Apperley Bridge,

£80,000

*** Sugdens are now in receipt of an offer for the sum of £85,000 for 3A 3 Navigation Drive, Apperley Bridge, Bradford, BD10 0LW
Anyone wishing to place an offer on the property should contact Sugdens, 8 The Green BD10 9PR 01274 619999 before exchange of contracts. ***

**** SUITABLE FOR CASH BUYERS / INVESTORS ****

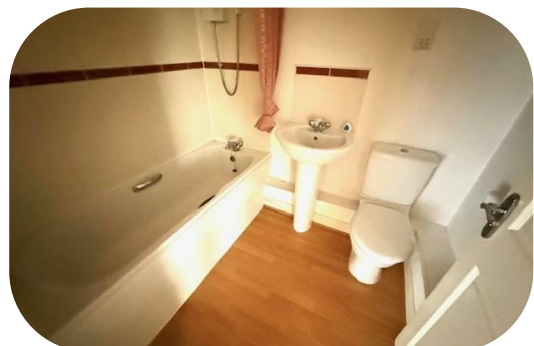
*** GROUND FLOOR APARTMENT * TWO BEDROOMS * IDEAL FOR INVESTMENT ***

*** VACANT * ALLOCATED PARKING * CLOSE TO TRAIN STATION ***

Available with no onward chain, is this two bedroom ground floor apartment.

Situated in the ever popular Apperley Bridge, close to canal walks, pubs, restaurants and train station. Benefits UPVC double glazing and briefly comprises communal entrance, reception hall, lounge, kitchen, two bedrooms and bathroom.

To the outside there is allocated parking.



Communal Entrance

Reception Hall

Radiator.

Lounge

16'5 x 9'10 (5.00m x 3.00m)

Two radiators.

Kitchen

9'5 x 5'5 (2.87m x 1.65m)

A range of wall and base units with Stainless Steel sink unit. Oven and hob.

Bedroom One

10'10 x 9'8 (3.30m x 2.95m)

Fitted wardrobes and radiator.

Bedroom Two

9'7 x 7'2 (2.92m x 2.18m)

Radiator.

Bathroom

Three piece suite comprising of; low flush WC, hand wash basin and bath with electric shower over.

External

Allocated parking space.

Tenure

LEASEHOLD. Service charge - £570 every 6 months payable 1st Jan and 1st July , £1140 pa, any purchaser can pay monthly. Ground rent £207.50 every 6 months, £415 per year payable 1st Jan and 1st July. But can be paid monthly. We have been advised that 178 years remain on the lease.

PLEASE NOTE

This property is only suitable to cash buyers/investors. This property is SOLD AND SEEN and appliances have not and will not be tested.

Council Tax

Band B.

PUBLIC NOTICE

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Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

