



## **Apt 57 Colonial Buildings 135-139 Sunbridge Road, Bradford, West Yorkshire BD1 2NB Offers In The Region Of £53,000**

IDEAL INVESTMENT OPPORTUNITY

Colonial Building is a grade II listed building located on Sunbridge Road, BD1. This is your opportunity to purchase a spacious apartment that has one bedroom plus an additional room which can be used as a study or occasional bedroom (no window in this room).

Enjoying a central location makes this property popular with renters / owner occupiers.

# Locate

The Property Experts

**Locate Properties UK LTD**

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Registered in England & Wales No. 5161728

**ENTRANCE/VESTIBULE**



**BEDROOM**



**OPEN PLAN LOUNGE/KITCHEN**



**STUDY**



**KITCHEN ANGLE**

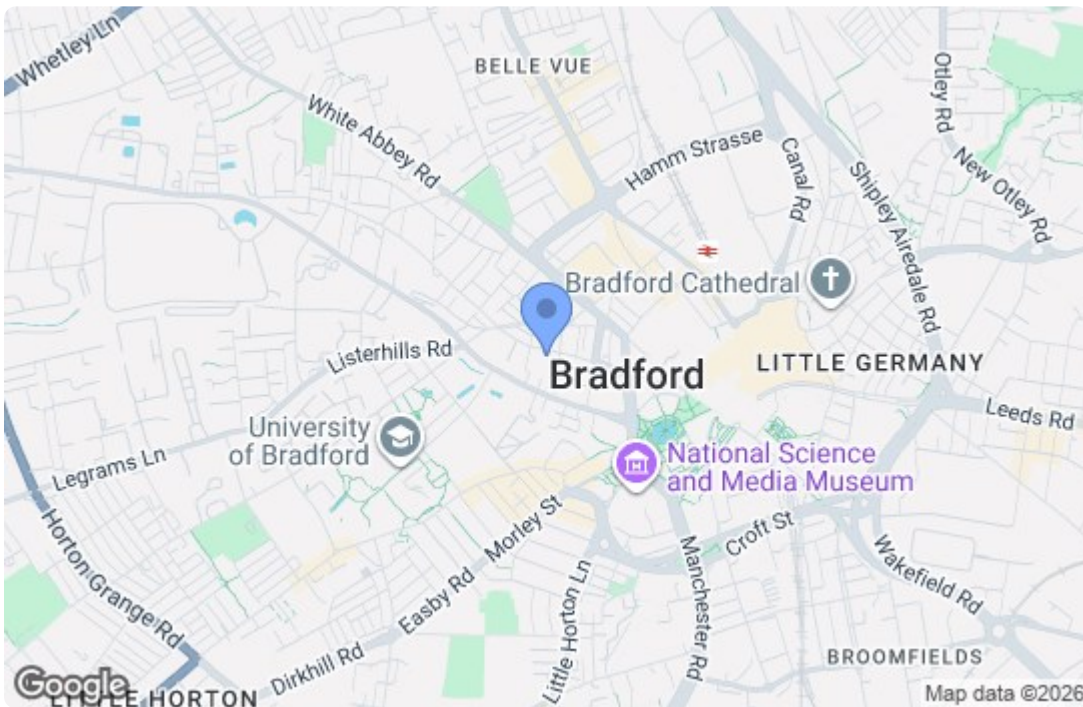


**BATHROOM  
ANGLE TWO**



**SERVICE CHARGE INFO**

105 years remaining on the lease  
Service charges - £1846 per year  
Ground Rent - £207 per year



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	81	86
(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>		
(69-80) <b>C</b>		
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