



Apt 44 Broadgate House 2 Broad Street, Bradford, BD1 4QQ Offers In The Region Of £42,000

Great Investment Opportunity.

This is a one bedroom apartment which is currently tenanted. The rental amount is £575pcm.

Broadgate House is a popular development, there is a caretaker on site daily, it is situated close to Forster Square train station providing easy access to Leeds, Skipton and Ilkley. It is also close to the Broadway Shopping Centre and all the other amenities in the City Centre.

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

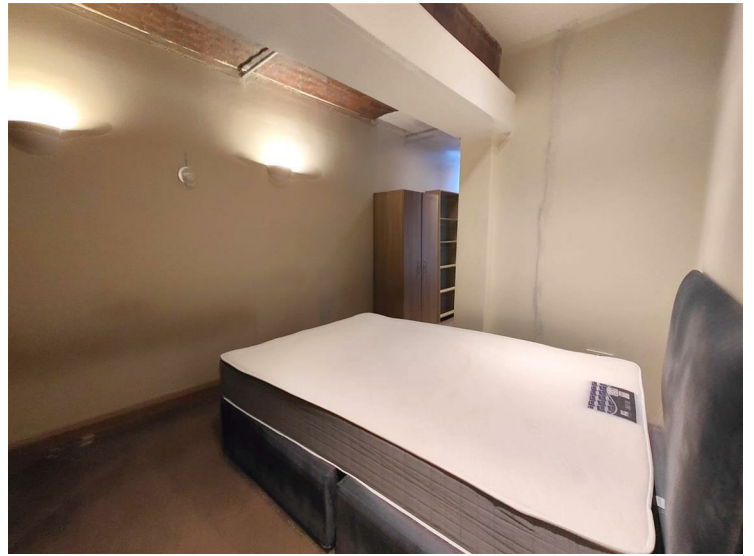
Registered in England & Wales No. 5161728

ENTRANCE/VESTIBULE

LOUNGE



BEDROOM



ANGLE TWO



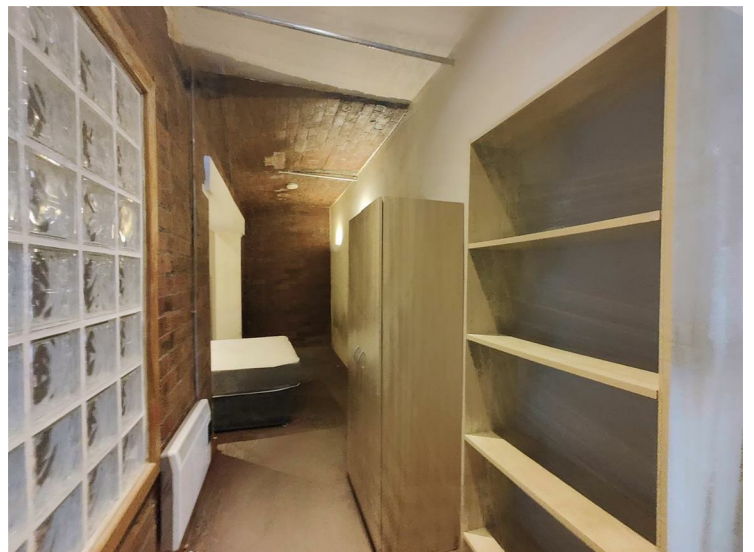
BATHROOM



KITCHEN

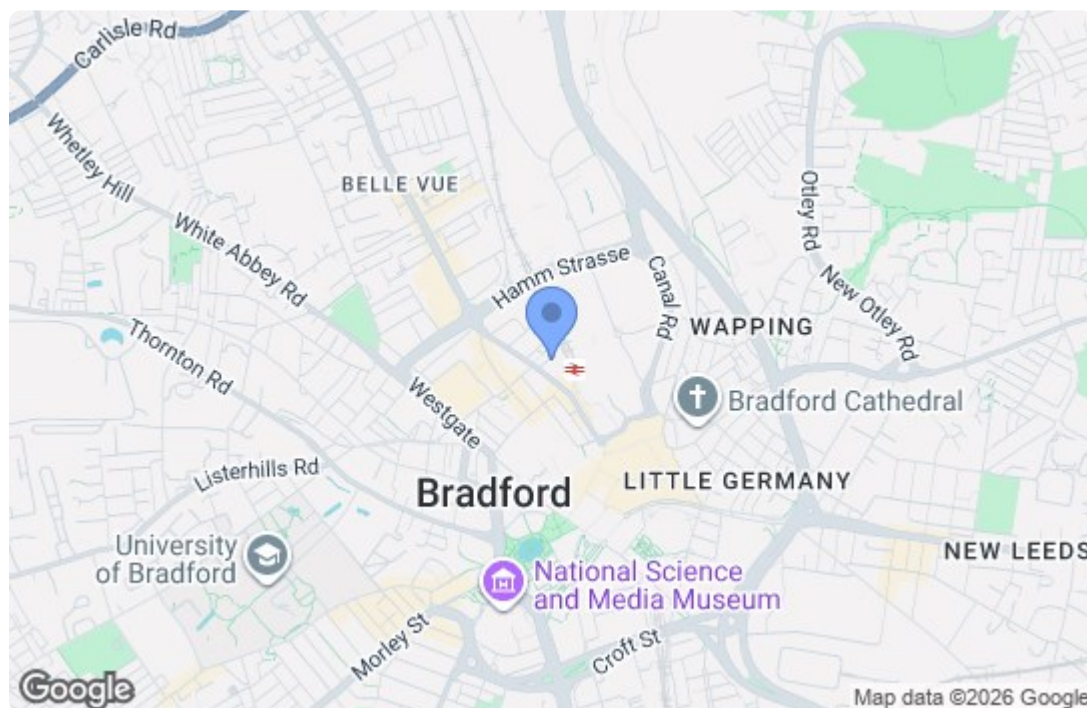


ANGLE THREE



LEASEHOLD INFORMATION

104 years remaining on lease
£301.59 annual ground rent
£1641.12 Annual service charges



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	84
(69-80) C		
(55-68) D		
(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	79	80
(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