






Flat 23, Mulberry Court, 839 Bradford Road, East Bierley, BD4 6PQ

NO CHAIN: Forming part of this ever popular development is this well presented FIRST FLOOR LOFT APARTMENT with 2 BEDROOMS + EN SUITE. This is unlike the majority of apartments as it offers a "loft" style living with sky lights to the ceilings. Would make ideal buy for BUY TO LET LANDLORD or for FIRST TIME BUYERS. Available with VACANT POSSESSION.

Accommodation comprises: Entrance Lobby, Open Plan Living Room/Kitchen, Inner Hall, 2 Bedrooms, En Suite, Bathroom.

Asking Price £110,000

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GROUND FLOOR ENTRANCE LOBBY Shared with only 1 other Apartment. Stairs leading to no 23.

HALLWAY 'L' Shaped with built in cupboard.

KITCHEN/LIVING ROOM 20'11" x 11' (6.38m x 3.35m)

Good sized open plan kitchen/living room. Range of kitchen units, worktops, breakfast bar and sink unit. Built in oven and hob, and fridge/freezer. Velux Roof Light, electrically operated.

MASTER BEDROOM 12' x 10'10" (3.66m x 3.3m)

Velux Roof Light, electrically operated.

EN-SUITE SHOWER ROOM/W.C White suite.

BEDROOM 2 12' x 7' (3.66m x 2.13m)

Velux Roof Light, electrically operated.

BATHROOM/W.C 3 piece white bathroom suite.

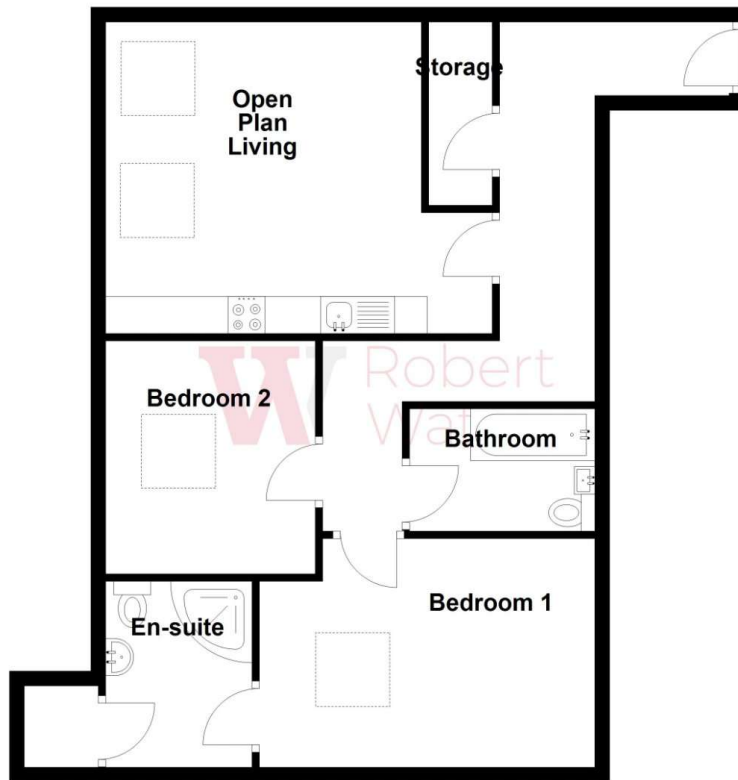
LEASEHOLD This property is Leasehold and the information we have is given in good faith by our client. However any interested purchaser must have all aspect checked and verified by a solicitor prior to legal completion. The Seller informs us the lease is 999 years from January 2003. Management fees for Mulberry are £322.66 per quarter £1600 pa with a £100 per year ground rent.

PLEASE NOTE If you proceed with an offer on this property we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance you should obtain independent verification, or we will be pleased to check them for you. These sales particulars do not constitute a contract or part of a contract.



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		