



## Flat 202, Cheapside Chambers, 43 Cheapside, Bradford, , BD1 4HP

INVESTMENT currently providing a yield of over 7% - CITY CENTRE LIVING within walking distance of Forster Square Train Station (and retail park) and Broadway Shopping Centre. STUDIO SECOND FLOOR APARTMENT forming part of this impressive period building conversion. Currently let at £350pcm. Contact Robert Watts to arrange YOUR viewing today.

**£35,000**

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# Flat 202, Cheapside Chambers, 43 Cheapside, Bradford, West Yorkshire,

**SUPPLIED INFORMATION** Please note , all details were taken from apartment 203 and NOT the subject apartment , we are advised they have an almost identical layout.

**LEASEHOLD DISCLAIMER** N.B. Our client has advised us that the current service charge is £600 per year, ground rent is £220 per year and there are 290 years remaining on the lease, this information should be verified by your solicitor prior to proceeding with any purchase.

**COUNCIL TAX** Band A

**SECURE INTERCOM ENTRY SYSTEM** Leads to communal entrance , stairs lead up to apartment

**LIVING ROOM / BEDROOM 16'5" x 10'7" (5m x 3.23m)**

Laminate flooring - open to kitchen

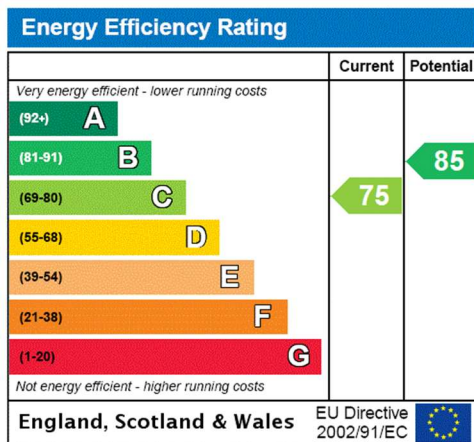
**KITCHEN AREA 8'1" x 6'5" (2.46m x 1.96m)**


Selection of wall and base units , work tops , sink unit , built in oven, hob and extractor - closet housing hot water tank and plumbed for auto washer

**SHOWER ROOM** Shower cubicle , WC , WB

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.





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