



Apartment 306 Spectrum House, 27 East Parade, Bradford, BD1 5HT

CASH INVESTOR BUYERS ONLY (size limits mortgage) SOLD WITH TENANT IN-SITU Currently let at £615 PCM - tenancy in place until Dec25. Third floor studio flat forming part of this former office block within the historic area of Little Germany, within easy reach of city centre amenities. Contact Robert Watts to arrange YOUR VIEWING today.

£60,000

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Apartment 306 Spectrum House, 27 East Parade, Bradford, West

LEASEHOLD INFORMATION The following leasehold information has been provided by our vendors: Annual service charge £850, ground rent TBC, 250 year lease (from 2024) - additional fees and charges may be payable - a 10 year structural warranty applies from 2024 - we advise you to clarify all leasehold information with your Solicitor prior to proceeding

COUNCIL TAX Bradford
Band A

TENURE Leasehold

SECURE INTERCOM ENTRY Leads to communal entrance lobby

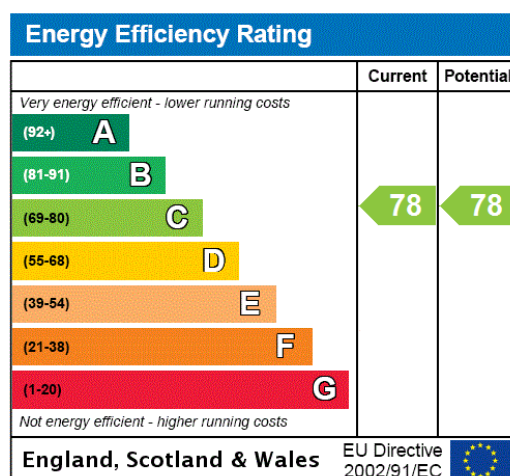
STUDIO 17'8" x 12'3" (5.38m x 3.73m)




Kitchen area - wall and base units, work tops, sink unit, built in oven, hob and extractor - plumbed for washing machine

SHOWER ROOM Shower cubicle, vanity wash basin, WC

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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