



Apartment 110, Augustus House, 3 New Augustus Street, Bradford, BD1 5LR

To be sold WITH TENANT IN-SITU..... Currently let at £506 PCM... Yield of 6.7% .. Over 100 years remaining on lease.....one bedroom first floor apartment forming part of this former office block, converted in 2018 to form around 50 modern apartments with associated parking. Within walking distance of the City Centre and handy for the ring road which offers great connectivity to all areas of the City and beyond. Contact Robert Watts to arrange YOUR viewing today.

£75,000

Apartment 110, Augustus House, 3 New Augustus Street, Bradford, West

COMMUNAL ENTRANCE LOBBY Secure intercom entry, doors lead to stairs and lifts

ENTRANCE HALL

OPEN PLAN LIVING ROOM / KITCHEN 18'1" (5.5) x 11'7" (3.53) both approx as irregular shape

KITCHEN AREA Selection of wall and base units, work tops, sink unit, built in oven, hob and extractor, integrated fridge freezer

BEDROOM 1 11'8" (3.56) x 9'8" (2.95) both approx as slight irregular shape

BATHROOM Three piece suite, over bath shower and screen

FLOOR PLAN The floor plan provided is from the developers archive and is an indicative layout only.

PLEASE NOTE 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.

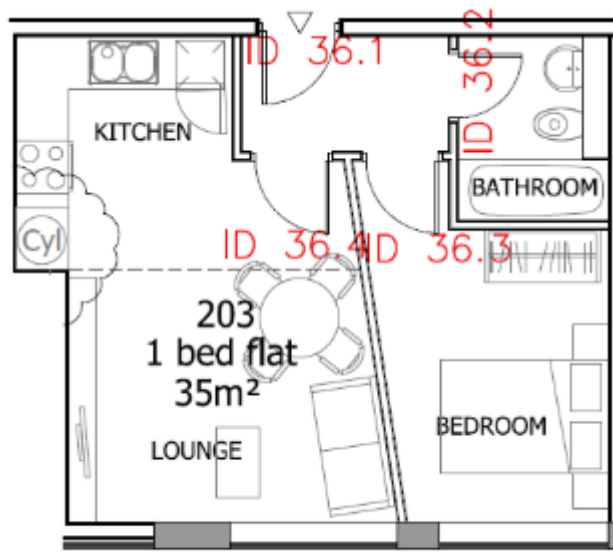
TENURE Leasehold

LEASEHOLD INFORMATION Our research shows a 125 year lease was granted on 1/1/2018, our client advises current service charge is £725 per annum and current ground rent is £325 per annum. This information should be verified by your Solicitor.

COUNCIL TAX Bradford
Band A

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.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	65 D
39-54	E		
21-38	F		
1-20	G		