



**Apt 44 Broadgate House 2 Broad Street, Bradford, BD1 4QQ
Offers In The Region Of £45,000**

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

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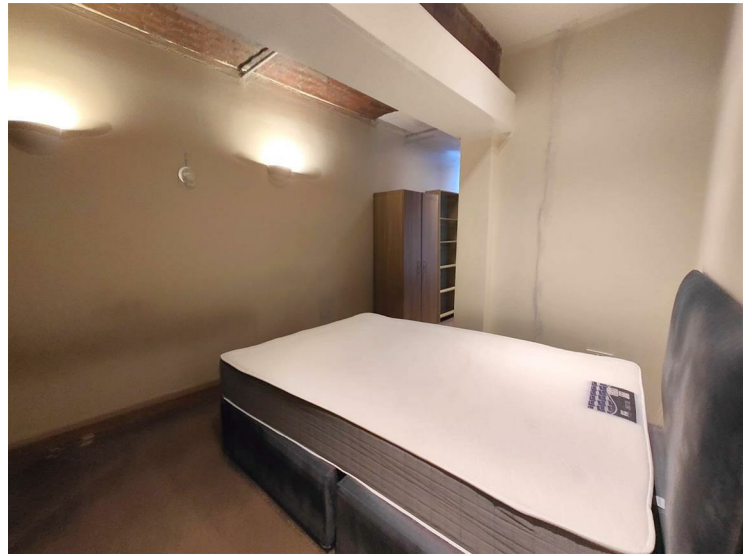
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ENTRANCE/VESTIBULE

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	