



£70,000

\*NO CHAIN\* \*GROUND FLOOR APARTMENT\* \*IDEAL FOR RETIREES, FIRST TIME BUYERS & INVESTORS\* \*PARKING\* \*CLOSE TO LOCAL AMENITIES\* \*GARDEN AREA\*

Townend Estate Agents offer for sale this charming ground floor apartment located in the desirable area of Springwood Place, Bradford. This delightful property features a spacious reception room, perfect for relaxation or entertaining guests. The apartment comprises one well-appointed bedroom and a modern bathroom, making it an ideal choice for individuals or couples seeking a comfortable living space. This apartment is particularly appealing to investors or retirees, as it offers a low-maintenance lifestyle in a convenient location. The property is situated close to local amenities, ensuring that shops, cafes, and essential services are just a short stroll away. Benefiting from allocated parking, conveniently located to the rear of the property. This added benefit enhances the practicality of the home, making it easier for residents to come and go as they please. Offered with no onward chain, this property presents a fantastic opportunity for those looking to move in quickly or invest in a rental property. With its prime location and appealing features, this ground floor apartment is not to be missed. Whether you are looking to downsize or seeking a smart investment, this property is sure to meet your needs. We invite you to arrange a viewing and discover the potential this apartment has to offer.

All leasehold information must be verified by your solicitor prior to completion.

Leasehold Information:

Years remaining - 959

Service Charge & Maintenance - £400 p.a

Ask us about....

AUCTION

CONVEYANCING

MORTGAGES

SURVEYS





These particulars do not form part of any contract and no statements are made without any responsibility on the part of their clients. Applicants must investigate for themselves that statements are correct and no agent whether the partner or employee has the authority to make any representation or warranty whatsoever in respect of this property.

**IMPORTANT NOTICE: WHILST WE ENDEAVOUR TO MAKE OUR SALES DETAILS ACCURATE AND RELIABLE, THEY SHOULD NOT BE RELIED ON AS STATEMENTS OR REPRESENTATIONS OF FACT AND DO NOT IN ANY WAY CONSTITUTE A CONTRACT.**

**PROSPECTIVE PURCHASERS SHOULD SATISFY THEMSELVES THAT DIMENSIONS ARE CORRECT AND THAT MAINS SERVICES ARE OPERATIONAL.**

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		