



**Colonnade House**  
**Sunbridge Road**  
**Bradford**  
**BD1 2BQ**

**Offers in Excess of £33,000**

**bettermove**

# Sunbridge Road Bradford

Bettermove are delighted to welcome to the market this charming one bedroom studio apartment in Bradford city centre, available with no forward chain.

The property is tenanted and will be sold with tenants in situ for immediate investment. The property is leasehold with 115 years remaining on the lease; the ground rent is £250 per year and the service charge is approximately £1,250 per year. The council tax band is A.

The interior of the property comprises a spacious bedroom/study area with en suite shower room. There is a communal kitchen/lounge.

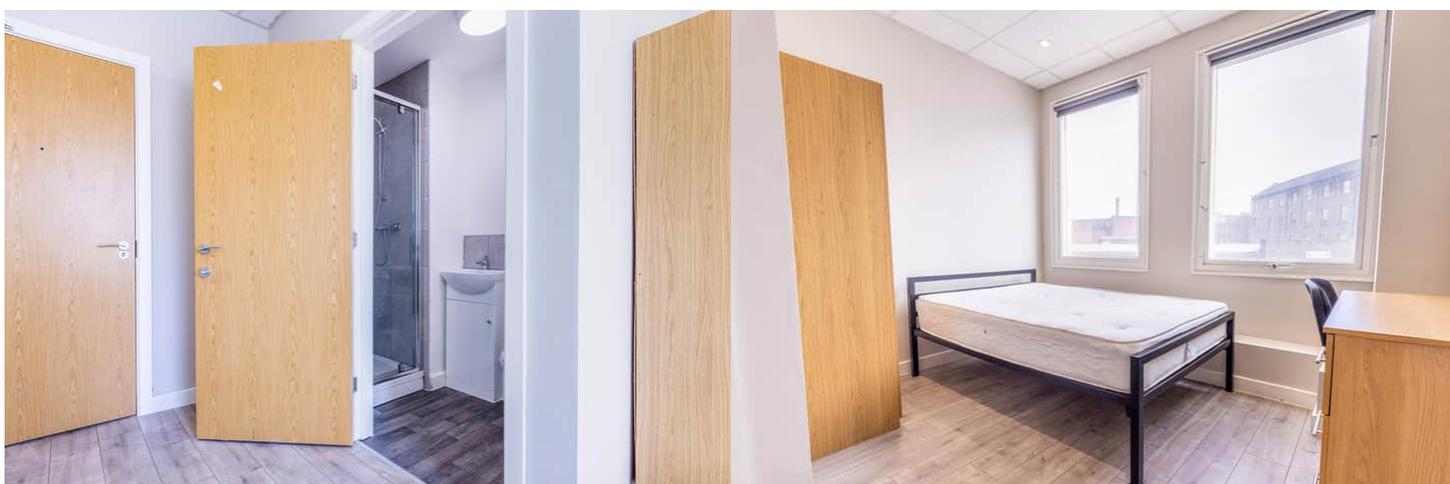
Situated in the heart of Bradford city centre, the property is close to a wide range of amenities, including supermarkets, shops, restaurants and bars. Excellent transport connections can be found from the A6177, A650, M62, Bradford Forster Square and Interchange rail stations.

This excellent investment opportunity is not to be missed! All enquiries can be made through Bettermove.

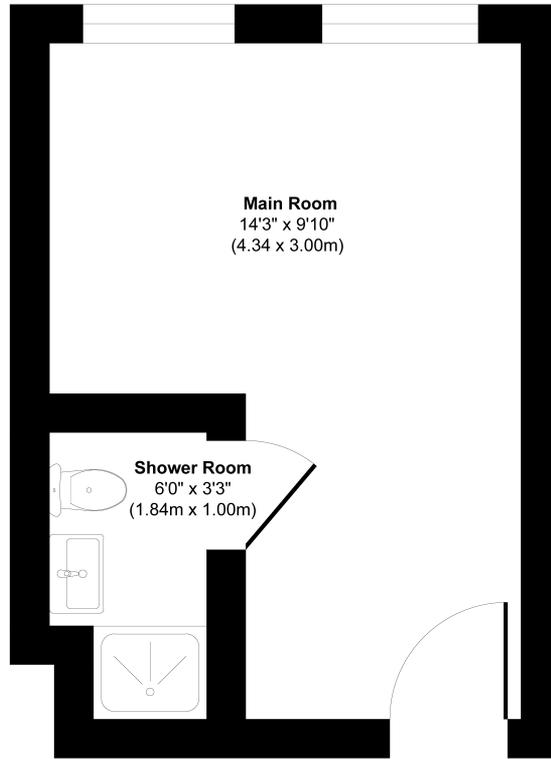
You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.



**Colonnade House, Sunbridge Road, BD1**



**Floor Plan**  
**Approximate Floor Area**  
**138 sq. ft**  
**(12.85 sq. m)**

**Approx. Gross Internal Floor Area 1398 sq. ft / 12.85 sq. m**  
Illustration for identification purposes only, measurements are approximate, not to scale



20-22 Bridge End, Leeds, LS1 4DJ  
t: 0330 004 0050 e: hello@bettermove.co.uk  
[www.bettermove.co.uk](http://www.bettermove.co.uk)