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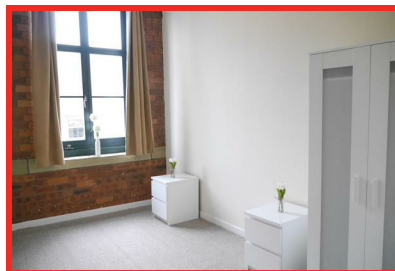
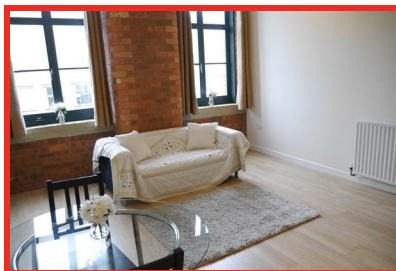


Robert Watts

Incorporating Watts Chartered Surveyors

AN UNRIVALLED PROFESSIONAL PROPERTY RELATED SERVICE

Property Specialists
in Bradford and Beyond



Apartment 18 City Mills, 20-22 Mill Street, BD1 4AB

Offers in the region of £44,950

Five Lane Ends Office: 21 Highfield Road, Five Lane Ends, Bradford BD2 2AU

T: 01274 614 804 E: highfield@robertwatts.co.uk

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Apartment 18 City Mills, 20-22 Mill Street, BD1 4AB

NO CHAIN COMPACT yet CHARMING ONE BEDROOM FIRST FLOOR APARTMENT forming part of this Grade II Listed warehouse conversion. Conveniently located on the fringe of the City Centre within walking distance of Forster Square Train Station, Retail Park and the new Broadway Centre. Ideal as a Pied-A-Terre or Investment (current rental potential CIRCA £375pcm). Contact our Highfield Road office to arrange your viewing today.

LEASEHOLD DISCLAIMER

N.B. Our client has advised us that this property is leasehold, this information should be verified by your solicitor prior to proceeding with any purchase. Our client has advised the ground rent is £183.00 per annum and the service charge is £97.82 per month. Please contact the office for any further details.

ENTRANCE PORCH

Secure intercom entry system

ENTRANCE HALL

Walk in store closet.

OPEN PLAN LOUNGE/KITCHEN 22'8" x 13'8" (6.91m x 4.17m)

Laminate floor

KITCHEN AREA

Fitted kitchen including a range of modern wall and base units, worktop with sink unit. Built in oven, hob and extractor. Plumbed for auto-washer.

BEDROOM ONE 13'3" x 8'8" (4.04m x 2.64m)

BATHROOM 9'1" max x 5'1" max (2.77m max x 1.55m max)

Three piece suite

DIRECTIONS

From Forster Square Train Station proceed straight across at the mini roundabout onto Holdsworth Street. Turn right onto Mill Street and City Mills will be found immediately on the left.

OPENING HOURS

Monday to Friday - 9 am until 5.30 pm - Saturday - 9 am until 1pm

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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