

### INVESTMENT OPPORTUNITY

## City Centre Apartment

Flat 5, Photosonic House, 10 Rawson Square, Bradford, BD1 3JP



#### For more information contact:

☎ 0113 236 0009  
📠 0113 236 2613  
✉ info@bentleyklyne.co.uk

#### At a glance

- 1 Bedroom Tenanted Apartment
- Original Feature Windows
- Rental Income £6000 Per Annum
- Prominent Location In City Centre Area
- 2 Minute Walk To The New Westfield Development

# City Centre Apartment

Set in The Photosonic House development this one bedroom apartment features a large living area with open plan kitchen and one double bedroom.



## Entrance Hall 3' 9" x 5' 5" (1.2m x 1.7m)

The large entrance hall gives access to the kitchen, bathroom and bedroom.

## Bathroom 3' 2" x 11' 8" (1.0m x 3.6m)

The bathroom is beautifully fitted, with a white 3 piece suite, including shower over bath. It also has a large wall mounted mirror and chrome heated towel rail.



## Kitchen - Open Plan

This kitchen has a dishwasher, under counter fridge/freezer, integrated oven and microwave, overhead extractor and additional storage.

## Master Bedroom 7' 2" x 13' 1" (2.2m x 4.0m)

The master bedroom is spacious in size with lots of nature light. It also features a wooden floor which gives the room a modern feel.

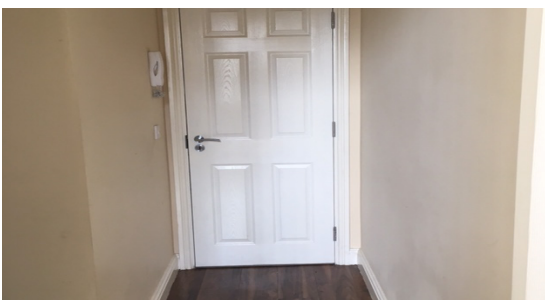
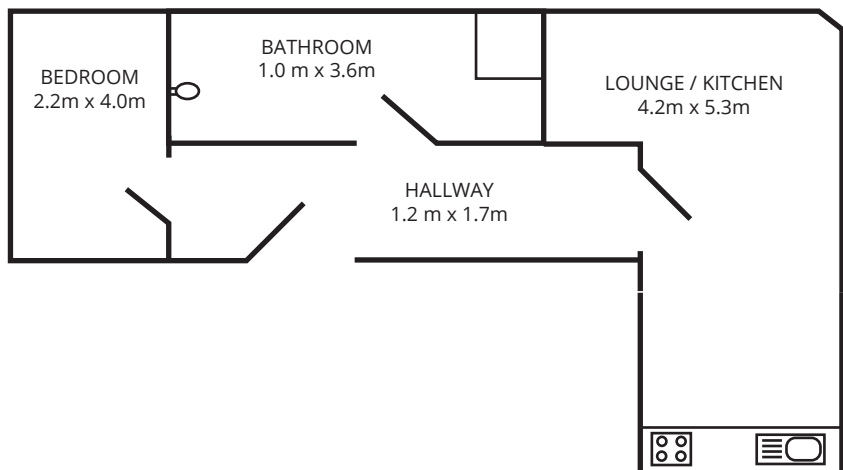
## Living Room 13' 7" x 17' 3" (4.2m x 5.3m)

The lounge is very spacious in size, with plenty of room for dining. Wooden flooring runs throughout the space, fixtures and fittings are finished off in brushed stainless steel.



**Ground Rent:** £250.00 per annum  
**Service Charge for Apartment:** £900.00 per annum

## Floor Plan:



Picture illustrative of show apartment