



32 The Establishment, Lace Market, Nottingham, NG1 1PR
Guide Price £160,000-£170,000 Leasehold



The Establishment, Broadway, Lace Market

2 Bedrooms, 2 Bathroom

Guide Price £160,000-£170,000

- Two Bedroom Duplex Penthouse
- Character & Original Features
- Two Private Balconies
- Central Location
- Master Bedroom With En-Suite
- No Onward Chain

GUIDE PRICE £160,000-£170,000. Boasting charm, character and original features this two bedroom duplex penthouse apartment requires early viewing. Centrally located in the sought after Lace Market area of the City Centre the property is deceptively spacious throughout. Briefly comprising of a hallway, two double bedrooms (master with en-suite shower room), bathroom, large, open plan living/kitchen/dining area there are also two private balconies. Suiting both investors and live in buyers alike the property is also being sold with no onward chain.

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



HALLWAY With a fitted carpet, under stairs storage cupboard, airing cupboard, intercom system, stairs rising to the first floor and ceiling light.

MASTER BEDROOM 15' 7" x 9' (4.75m x 2.74m) With a fitted carpet, fitted wardrobe with sliding doors, wall mounted radiator, three windows and a ceiling light.

EN-SUITE Comprising of a corner shower enclosure with a mains fitted shower, low flush w.c., pedestal wash hand basin, vinyl floor covering, part wall tiling, wall mounted radiator and ceiling light.

BEDROOM TWO 12' 1" x 9' (3.68m x 2.74m) With a fitted carpet, French Doors leading to a private balcony, window, fitted wardrobe with sliding doors, wall mounted radiator and two ceiling lights.

BATHROOM With a fitted suite comprising of a bath with chrome mixer taps and shower attachment over, low flush w.c., pedestal wash hand basin, part wall tiling, chrome heated towel rail, vinyl floor covering and

two ceiling lights.

OPEN PLAN LIVING AREA 24' 3" x 18' 2" (7.39m x 5.54m) The spacious open plan living has a fitted carpet, sliding patio doors leading to a private balcony, three Velux windows, storage cupboard, two wall mounted radiators and two ceiling lights.

OPEN PLAN KITCHEN/DINER 14' 4" x 17' 7" (4.37m max x 5.36m max) With a fitted kitchen comprising of a range of high and low level units with a rolled edge worktop over incorporating a stainless steel twin sink and drainer, splash back tiling, integrated electric oven, hob and extractor hood over, integrated slimline dishwasher, fridge, freezer and washing machine, vinyl floor covering, wall mounted radiator and ceiling light. The dining area has a fitted carpet, wall mounted radiator and ceiling light.

LEASE INFORMATION

Remaining Lease Length: 979 Years

Ground Rent: £125 per annum

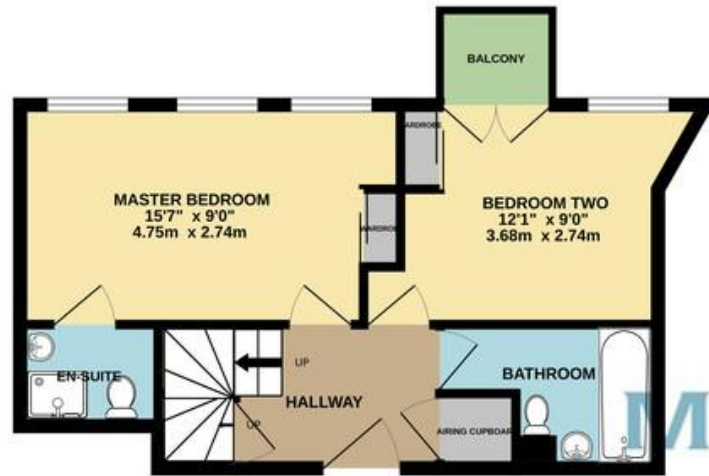
Estimated Service Charge: £1,475.50



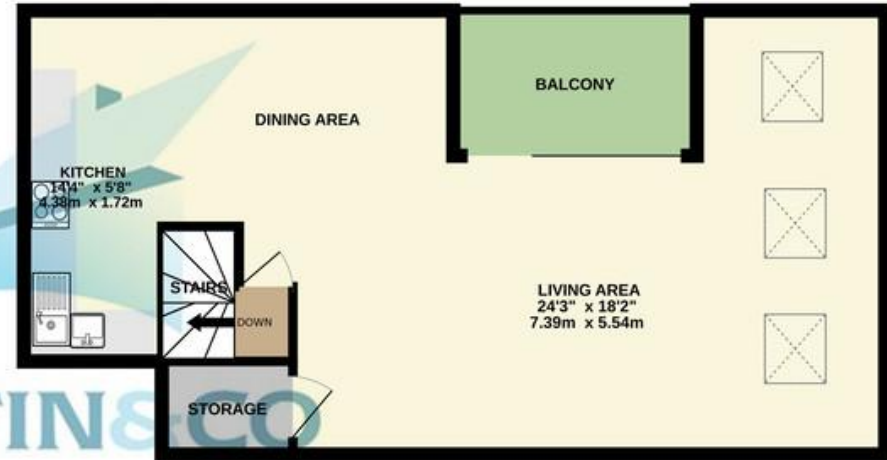




FOURTH FLOOR
381 sq.ft. (35.4 sq.m.) approx.



FIFTH FLOOR
560 sq.ft. (52.0 sq.m.) approx.



TOTAL FLOOR AREA : 941 sq.ft. (87.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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