



The Habitat, Woolpack Lane, Lace Market, Nottingham, NG1 1GJ
£130,000 Leasehold


MARTIN&CO

The Habitat, Woolpack Lane

1 Bedroom, 1 Bathroom

£130,000

- One Bedroom Apartment
- Private Balcony
- Ready Made BTL Investment
- 7.2% Yield
- Central Location
- Popular Development
- EWS1 Compliant

EWS1 COMPLIANT Situated in this sought after, centrally located development this one bedroom apartment with private balcony makes an ideal investment opportunity with a tenant in situ generating an approx. 7.2% yield. The property briefly comprises of an open plan living/dining/kitchen, double bedroom with fitted wardrobe and a modern bathroom. Early viewing is strongly recommended.



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



OPEN PLAN LIVING/DINING/KITCHEN 18' 7" x 13' 8" (5.66m x 4.17m) Offering an open plan living/dining area with fitted carpet, French Doors leading out to a private balcony, wall mounted electric heater, intercom system, airing cupboard and fitted ceiling spotlights. The fitted kitchen has a range of high and low level units with a rolled edge worktop over incorporating a stainless steel sink, mosaic splash back tiling, integrated electric oven, inset hob with extractor hood over, integrated fridge, freezer, washer/dryer and slimline dishwasher, vinyl floor covering and fitted ceiling spotlights.

BEDROOM 10' 5" x 8' 1" (3.18m x 2.46m) With a fitted carpet, double glazed window to the rear elevation, fitted wardrobe with sliding doors, wall mounted electric heater and fitted ceiling spotlights.

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

chrome heated towel rail and fitted ceiling spotlights.

EXTERNAL The property enjoys a private balcony with views to the rear of the development and local gardens beyond.

LEASE INFORMATION Remaining Lease Length: 981 Years

Ground Rent: £250.00 per annum

Estimated Service Charge: Approx £996.60 per annum

NOTES Alongside the integrated kitchen appliances and fitted wardrobe the apartment also comes furnished with a Settee, Table & Chairs and Bed & mattress.





SIXTH FLOOR
338 sq.ft. (31.4 sq.m.) approx.



TOTAL FLOOR AREA : 338 sq.ft. (31.4 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 for 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.
Made with Metropix ©2024

Martin & Co Nottingham City

1 Russell Place • Talbot Street • Nottingham • NG1 5HJ
T: 0115 8533230 • E: nottingham@martinco.com

0115 8533230

<http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.