



**The Habitat, Woolpack Lane, NG1 1GE**  
£160,000 Leasehold

  
**MARTIN&CO**

# The Habitat, Woolpack Lane

2 Bedrooms, 1 Bathroom

£160,000

- Two Double Bedroom Ground Floor Apartment
- EWS1 Compliant
- Open Plan Living
- Sought After & Centrally Located Development
- Suitable Buy To Let or Live In Purchase
- Allocated Parking Space
- Long Lease

\*\*\*EWS1 COMPLIANT\*\*\* Suiting a wide range of buyers, this two double bedroom ground floor apartment situated in this popular development is centrally located in the heart of the Lace Market. The property briefly comprises of an entrance hallway, cloakroom, spacious open plan lounge/diner with a separate kitchen area, two double bedrooms (both with fitted storage) and a Jack & Jill style bathroom. The property also benefits from an allocated parking space and makes an ideal investment opportunity with tenants in situ or live in purchase.



| Energy Efficiency Rating |               |         |           |
|--------------------------|---------------|---------|-----------|
| Score                    | Energy rating | Current | Potential |
| 92+                      | A             |         |           |
| 81-91                    | B             |         |           |
| 69-80                    | C             |         | 79   C    |
| 55-68                    | D             | 62   D  |           |
| 39-54                    | E             |         |           |
| 21-38                    | F             |         |           |
| 1-20                     | G             |         |           |

**ENTRANCE HALL** With a fitted carpet, storage cupboard, airing cupboard, intercom system, fitted ceiling spotlights and opening out into the living area.

**CLOAKROOM** With a low flush w.c., pedestal wash hand basin, vinyl floor covering and ceiling light.

**LOUNGE/DINER** 24' 11" x 11' 3" (7.59m x 3.43m) With a fitted carpet, two double glazed window, wall mounted electric heater and fitted ceiling spotlights.

**KITCHEN** 12' 0" x 6' 8" (3.66m x 2.03m) With a range of high and low level units with a rolled edge worktop over incorporating a stainless steel sink, splash back tiling, integrated electric oven, inset hob with extractor hood over, integrated fridge/freezer, washing machine, dishwasher, wood effect flooring and fitted ceiling spotlights.

**MASTER BEDROOM** 11' 5" x 8' 2" (3.48m x 2.49m) With a fitted carpet, fitted wardrobe with sliding doors, wall mounted electric heater, double glazed window

and fitted ceiling spotlights.

**BEDROOM TWO** 11' 6" x 7' 7" (3.51m x 2.31m) With a fitted carpet, fitted wardrobe with sliding doors, wall mounted electric heater and fitted ceiling spotlights.

**JACK & JILL BATHROOM** Comprising of a bath with chrome mixer taps and shower over, low flush w.c., pedestal wash hand basin, vinyl floor covering, part wall tiling, chrome heated towel rail and ceiling light.

**EXTERNAL** The property benefits from an allocated, gated parking space.

**LEASE INFORMATION** Remaining Lease Length: 981 Years  
Ground Rent: £250.00 per annum  
Approximate Annual Service Charge: Approx £1911.92







## Martin & Co Nottingham City

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

# 0115 8533230

<http://www.martinco.com>



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