

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



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.

Score	Energy rating	Current	Potentia
92+	A		
81-91	В		
69-80	С	-	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.

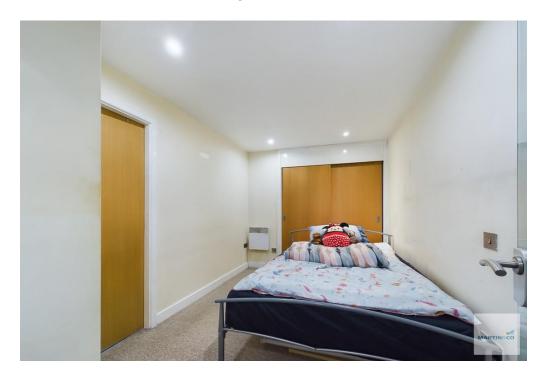
JACK & JILL BATHROOM Comprising of a bath with chrome mixer taps and shower over, low flush w.c., pedestal wash hand basin, vinyl floor covering, part wall tiling, chrome heated towel rail and ceiling light.

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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