



The Habitat, Woolpack Lane, NG1 1GJ
£175,000 Leasehold


MARTIN&CO

The Habitat, Woolpack Lane

2 Bedrooms, 2 Bathroom

£175,000

- Two Double Bedroom Apartment
- Private Terrace
- EWS1 Compliant
- Ready Made Investment
- 7.5% Yield
- Allocated Parking
- Master Bedroom With En-Suite & Fitted Wardrobe

ATTENTION INVESTORSEWS1 COMPLIANT***
 Boasting a spacious private terrace with great views, this two bedroom apartment makes an excellent investment with tenants in situ until September 2024 generating a 7.5% yield. This light and bright apartment briefly comprises of a large entrance hall which opens out to an open plan living/dining/kitchen space and access to the terrace, two double bedrooms (both with fitted storage and the master benefiting from an en-suite) and a further bathroom. The apartment also benefits from an allocated parking space and is situated in this popular development.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



HALLWAY With wood effect laminate flooring, intercom system and fitted ceiling spotlights opening out into the living area.

OPEN PLAN LIVING/DINING/KITCHEN 20' 8" x 10' 7" (6.3m x 3.23m) This bright open plan space has wood effect laminate flooring, wall mounted radiator, airing cupboard and a fitted kitchen with a range of high and low level units with a rolled edge worktop over incorporating a stainless steel sink, integrated electric oven with inset hob and extractor hood over, integrated fridge, freezer, washer/dryer, microwave and dishwasher, a range of double glazed windows and French Doors leading out to the private terrace.

MASTER BEDROOM 12' x 8' 10" (3.66m x 2.69m) With a fitted carpet, fitted storage, wall mounted electric heater, double glazed window and fitted ceiling spotlights.

EN-SUITE With a corner shower enclosure with a mains fitted mixer bar shower, pedestal wash hand

basin, low flush w.c., vinyl floor covering, chrome heated towel rail, part wall tiling and fitted ceiling spotlights.

BEDROOM TWO 12' 3" x 8' 3" (3.73m x 2.51m) With a fitted carpet, fitted wardrobe with sliding doors, wall mounted electric heater, double glazed window and fitted ceiling spotlights.

BATHROOM Comprising of a bath with chrome mixer taps with hand held shower attachment, low flush w.c., pedestal wash hand basin, part wall tiling, chrome heated towel and ceiling light.

EXTERNAL The property enjoys a private terrace and has an allocated, gated parking space.

LEASE INFORMATION Remaining Lease Length: 981 Years

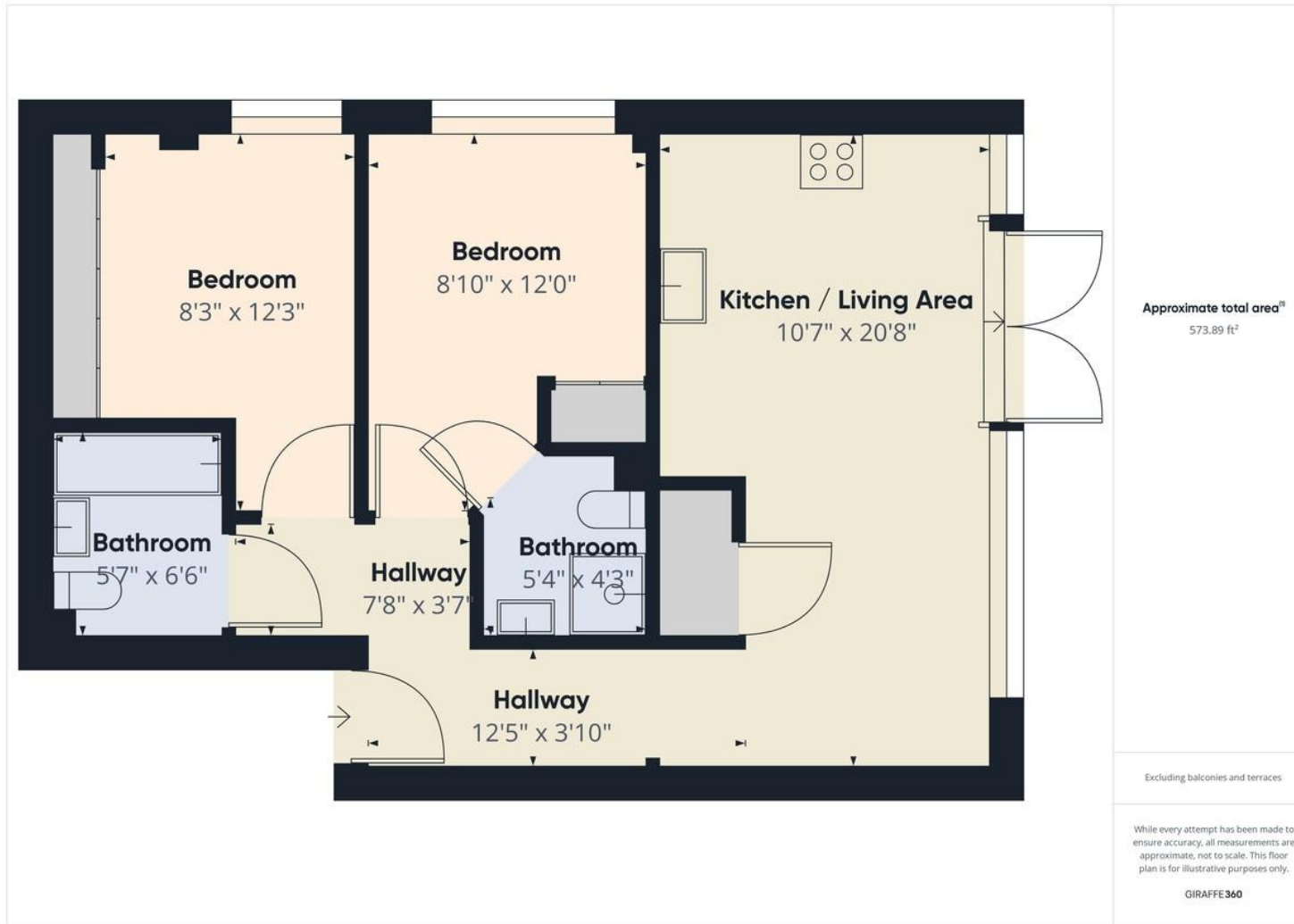
Ground Rent: £250.00 per annum

Approximate Annual Service Charge: Approx £1,683.88









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