



**The Habitat, Woolpack Lane, Lace Market, Nottingham, NG1 1GJ**  
£160,000 Leasehold



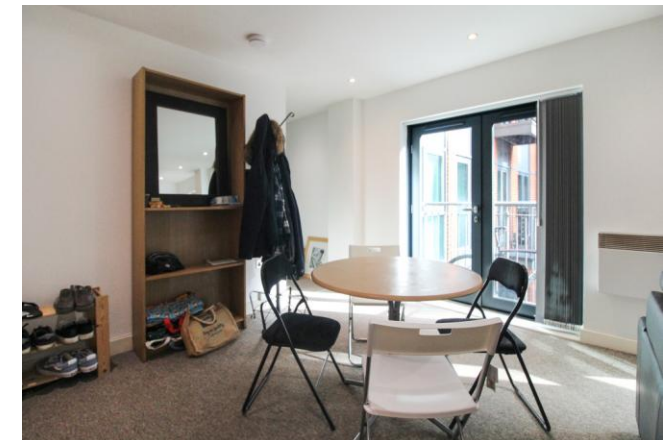
# The Habitat, Woolpack Lane, Lace Market

2 Bedrooms, 2 Bathroom

£160,000

- Two Bedroom Apartment
- Open Plan Living
- Balcony
- Allocated Parking
- EWS1 Compliant
- Potential BTL - 7.3% Yield Or Live In Purchase

\*\*\*EWS1 COMPLIANT\*\*\* Situated in the ever popular Habitat development, this bright and spacious two bedroom apartment makes an ideal investment opportunity with a 7.3% yield or live in purchase. The property briefly comprises of a large open plan living/kitchen/dining area with a balcony, two double bedrooms (both with fitted storage) and the master with an en-suite bathroom alongside a second shower room. The property also benefits from an underground, allocated parking space and is being offered with no onward chain.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79   C	84   B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**OPEN PLAN LIVING/KITCHEN/DINER 20' 11" x 16' 2" max (6.38m x 4.93m)** With a bright living/dining area with fitted carpet, two double glazed windows and French Doors leading to a private balcony, wall mounted electric heater and fitted ceiling spotlights. Fitted kitchen 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, hob and extractor hood over, integrated fridge, freezer, washing machine and dishwasher, vinyl floor covering, wall mounted electric heater, intercom system and fitted ceiling spotlights.

**HALLWAY** With a fitted carpet and fitted ceiling spotlights.

**MASTER BEDROOM 10' 4" x 8' 4" (3.15m x 2.54m)** With a fitted carpet, double glazed window, fitted wardrobe with sliding doors, wall mounted electric heater and fitted ceiling spotlights.

**EN-SUITE** Comprising of a bath with hand held shower

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

**BEDROOM TWO 9' 11" x 8' 4" (3.02m x 2.54m)** With a fitted carpet, internal frosted glass, fitted wardrobe with sliding doors, wall mounted electric heater and fitted ceiling spotlights.

**SHOWER ROOM** With a corner shower enclosure with a mains fed mixer bar shower, low flush w.c., pedestal wash hand basin, vinyl floor covering, part wall tiling, chrome heated towel rail and fitted ceiling spotlights.

**EXTERNAL** Alongside a private balcony the property also benefits from an underground, allocated parking space.

**LEASE INFORMATION** Remaining Lease Length:  
Ground Rent:  
Estimated Service Charge:





SECOND FLOOR  
607 sq.ft. (56.4 sq.m.) approx.



TOTAL FLOOR AREA : 607 sq.ft. (56.4 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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