



The Habitat, Woolpack Lane, NG1 1GH
£130,000 Leasehold


MARTIN&CO

The Habitat, Woolpack Lane

1 Bedroom, 1 Bathroom

£130,000

- One Bedroom Second Floor Apartment
- Ideal Investment - Tenants In Situ
- 8.3% Yield
- Well Presented Throughout
- Central Location
- EWS1 Compliant

ATTENTION INVESTORSEWS1 COMPLIANT*** Well presented throughout, this one bedroom second floor apartment makes an ideal investment sold with tenants in situ generating an 8.3% yield. The accommodation briefly comprises of an open plan lounge/diner with separate kitchen area, double bedroom with fitted storage and bathroom. Situated in this sought after location early viewing is strongly recommended.



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

LOUNGE/DINER 21' 5" x 9' 1" (6.53m x 2.77m) With a fitted carpet, wall mounted electric heater, Juliet Balcony, intercom system, airing cupboard and fitted ceiling spotlights.

KITCHEN 6' 1" x 5' 4" (1.85m x 1.63m) With a range of high and low level units with a rolled edge worktop over incorporating a twin stainless steel sink and drainer, splash back tiling, integrated electric oven, inset hob with extractor hood over, integrated fridge/freezer, washed/dryer, dishwasher, vinyl flooring and fitted ceiling spotlights.

BEDROOM 8' 8" x 7' 7" (2.64m x 2.31m) 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 and shower over, low flush w.c., pedestal wash hand basin, vinyl floor covering, part wall tiling, chrome

heated towel rail and ceiling light.

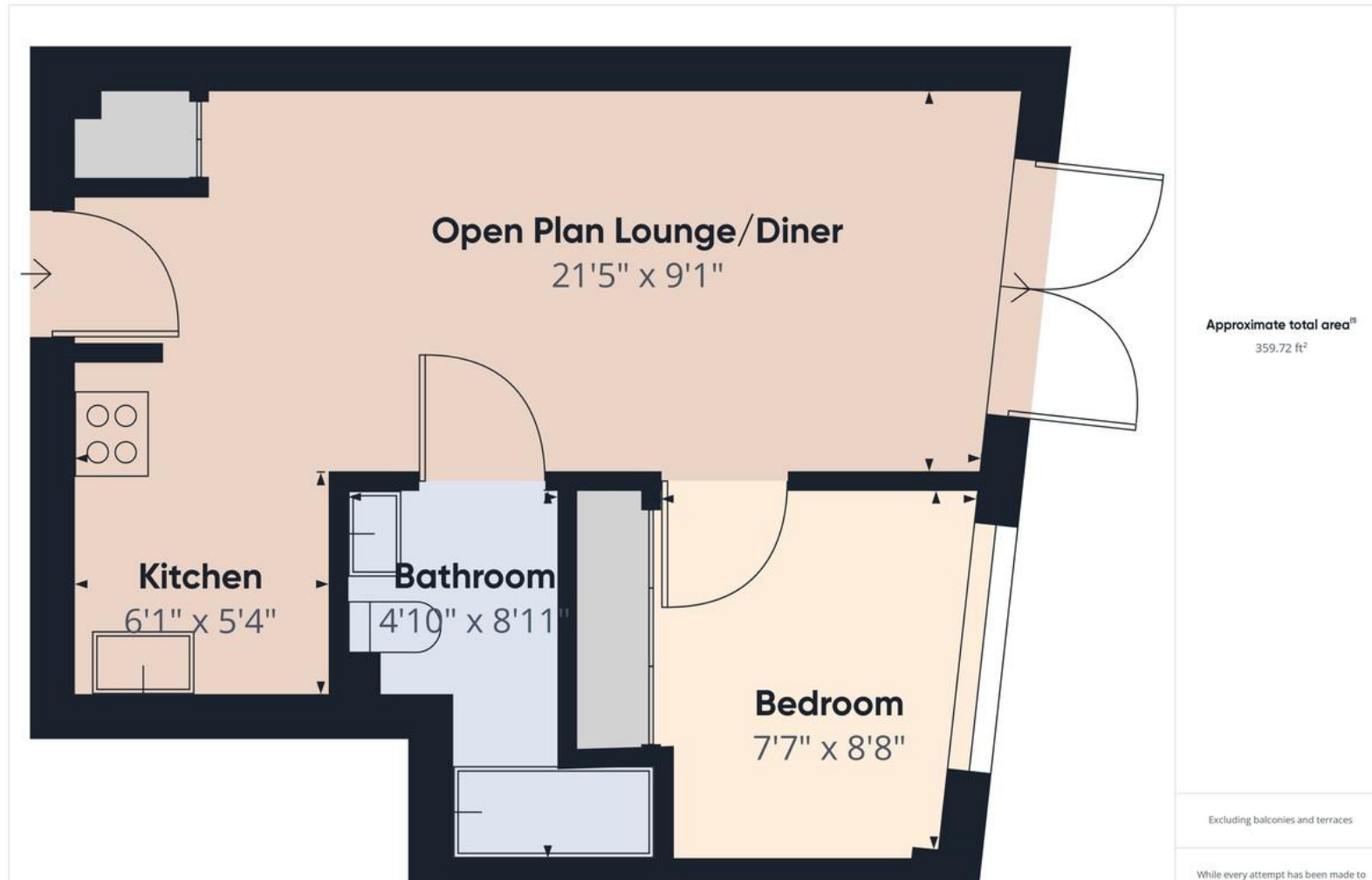
LEASE INFORMATION Remaining Lease Length: 981 Years

Ground Rent: £250.00 per annum

Approximate Annual Service Charge: Approx £979.30







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