



**The Habitat, Woolpack Lane, Nottingham, NG1 1GH**  
Guide Price £140,000-£150,000 Leasehold

  
**MARTIN&CO**



# The Habitat, Woolpack Lane

1 Bedroom, 1 Bathroom

Guide Price £140,000-£150,000

- One Bedroom Apartment
- Large Private Terrace
- Open Plan Living Space With Juliet Balcony
- Gated, Allocated Parking Space
- No Onward Chain
- Centrally Located Development
- Viewing Recommended

GUIDE PRICE £140,000-£150,000. Boasting a spacious private terrace, gated, allocated parking and open plan living this superb one bedroom apartment situated in this sought after and centrally located development requires early viewing. Suiting a range buyers including first time buyers and investors alike the property briefly comprises of an open plan lounge/diner with Juliet Balcony, separate kitchen area, double bedroom with fitted storage and a modern bathroom. The building also offers an intercom system and lift access. OPEN PLAN LOUNGE/DINER 20' 1" x 13' 2" (6.12m x



## Energy Efficiency Rating

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

4.01m) With a fitted carpet, Juliet Balcony and double glazed window to the side elevation, wall mounted electric heater, intercom system, fitted storage cupboard and fitted ceiling spotlights.

**KITCHEN** 8' 11" x 5' 7" (2.72m x 1.7m) Comprising of a range of high and low level units with a rolled edge worktop over incorporating a stainless steel sink, mosaic splash back tiling, integrated electric oven, inset hob with extractor hood over, integrated fridge, freezer, washer/dryer and slimline dishwasher, vinyl floor covering and fitted ceiling spotlights.

**BEDROOM** 12' 2" x 9' 2" (3.71m x 2.79m) With a fitted carpet, fitted wardrobe with sliding doors, double glazed window to the rear elevation, double glazed French Doors leading out to the private terrace, wall mounted electric heater and fitted ceiling spotlights.

**BATHROOM** With a fitted suite comprising of a bath with chrome mixer taps and shower over, low flush w.c., pedestal wash hand basin, vinyl floor covering,

chrome heated towel rail and fitted ceiling spotlights.

**EXTERNAL** The property enjoys a large private terrace with great views and an allocated, gated parking space.

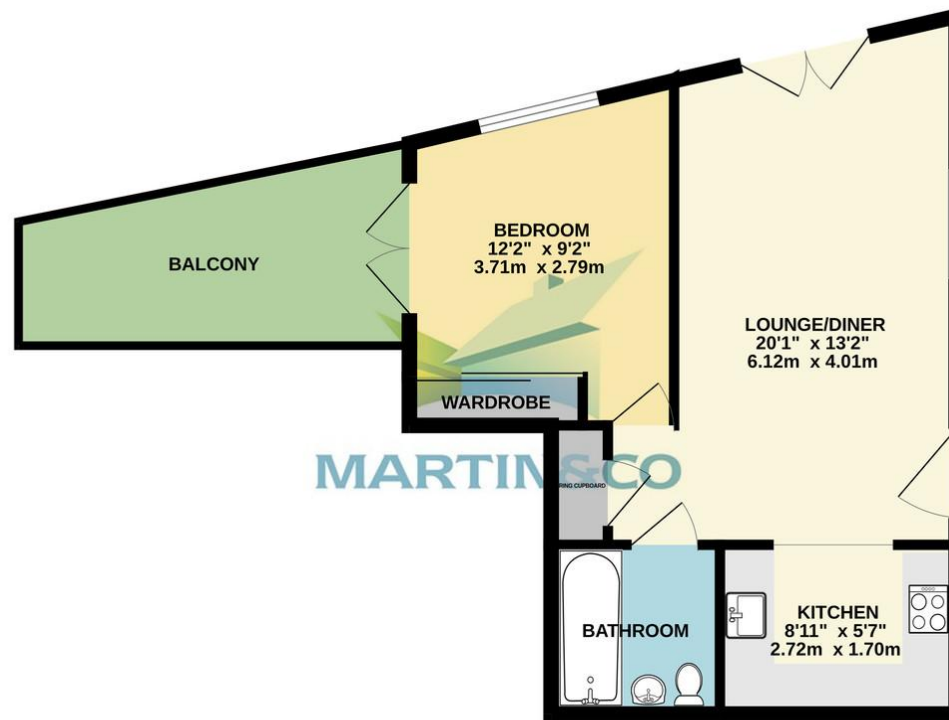
**LEASE INFORMATION**







FIFTH FLOOR  
439 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA: 439 sq.ft. (40.8 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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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

