



The Habitat, Woolpack Lane, Lace Market, Nottingham, NG1 1GH
Guide Price £150,000-£160,000 Freehold



The Habitat, Woolpack Lane, Lace Market

2 Bedrooms, 2 Bathroom

Guide Price £150,000-£160,000

- Two Double Bedroom Second Floor Apartment
- Open Plan Living With Floor To Ceiling Windows
- Vacant Possession & No Onward Chain
- EWS1 Compliant
- Master Bedroom With En-Suite & Fitted Wardrobes



GUIDE PRICE £150,000-£160,000 ***EWS1 COMPLIANT*** Being offered to the market with vacant possession and no onward chain, this spacious, two bedroom second floor apartment requires early viewing. Comprising of a well proportioned open plan living/dining/kitchen with large floor to ceiling windows offering a bright feel throughout, two double bedrooms (both with fitted storage) and the master having an en-suite shower room alongside a main bathroom. The property benefits from an underground, allocated parking space and makes for an ideal buy to let or home purchase being situated in the heart of the Lace Market.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	85 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



HALLWAY With a fitted carpet, airing cupboard, storage cupboard, intercom system and fitted ceiling spotlights.

OPEN PLAN LIVING/DINING/KITCHEN 24' 9" x 13' max 10" (7.54m x 4.22m) Living/dining area with a fitted carpet, two large floor to ceiling double glazed windows, 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, floor to ceiling double glazed window and fitted ceiling spotlights.

MASTER BEDROOM 13' 8" x 8' 7" max (4.17m x 2.62m) With a fitted carpet, double glazed window, fitted wardrobe with sliding doors, wall mounted electric heater and fitted ceiling spotlights.

EN-SUITE 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.

BEDROOM TWO 10' 3" x 9' 3" (3.12m x 2.82m) With a fitted carpet, internal frosted glass, fitted wardrobe with sliding doors, wall mounted electric heater and fitted ceiling spotlights.

BATHROOM 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.

EXTERNAL The property benefits from an allocated, underground parking space.

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





SECOND FLOOR
644 sq.ft. (59.9 sq.m.) approx.



TOTAL FLOOR AREA : 644 sq.ft. (59.9 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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