



The Habitat, Woolpack Lane, The Lace Market, Nottingham, NG1 1GH
Offers In Region Of £160,000 Leasehold



The Habitat, Woolpack Lane, The Lace Market

2 Bedrooms, 2 Bathroom

Offers In Region Of £160,000

- Two Double Bedroom Apartment
- Well Presented Throughout
- Master Bedroom With En-Suite
- Open Plan Living
- Gated, Allocated Parking
- 8.2% Yield For Investors
- Central Location

Well presented throughout, this two double bedroom apartment offers a bright and spacious finish throughout and is situated in this popular, centrally located development in the heart of the Lace Market. Making an ideal investment opportunity with an approx. 8.2% yield or live in purchase, the apartment briefly comprises of an entrance hall, open plan living/kitchen/diner, two double bedrooms (both with fitted storage and the master with an en-suite shower room) and a second bathroom. The property also benefits from a gated, allocated parking space and is being sold 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		

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

OPEN PLAN LIVING/DINING/KITCHEN 24' 9" x 13' 10" max (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" (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: 980 Years

Ground Rent: £250 per annum

Estimated Service Charge: Approx. £2,200 per annum









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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