



**The Habitat, Woolpack Lane, Nottingham, NG1 1GH**  
£170,000 Leasehold

# The Habitat, Woolpack Lane

2 Bedrooms, 2 Bathroom

£170,000

- Two Double Bedroom Apartment
- Refurbished & Neutrally Presented
- Immaculately Presented
- Desirable Development
- Central Location
- Allocated Parking Space

Immaculately presented throughout, this refurbished two double bedroom apartment offers a spacious and modern interior. The property briefly comprises of a well proportioned open plan living/kitchen/dining space, two double bedrooms (both with fitted wardrobes and the master with an en-suite and a further bathroom. Additionally, the property also benefits from an allocated parking space and is situated in this centrally located development in the heart of The Lace Market.



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		



**OPEN PLAN LIVING/KITCHEN 22' 11" x 13' 10"**

(6.99m x 4.22m) The generously proportioned living area has a Juliet balcony, fitted carpet, wall mounted electric heater, Phone Point, TV Aerial and intercom system whilst the kitchen offers a range of high and low level units, rolled edge worktop over incorporating a stainless steel sink, mosaic splash back tiling, stainless steel sink, electric oven, hob & extractor hood, integrated washing machine, fridge, freezer and dishwasher, vinyl floor covering, storage cupboard and fitted ceiling spotlights.

**MASTER BEDROOM 8' 11" x 8' 4" (2.72m x 2.54m)**

With a fitted carpet, two fitted wardrobes with sliding doors, wall mounted electric heater, double glazed window and fitted ceiling spotlights.

**EN-SUITE BATHROOM** The en-suite bathroom comprises of a modern white suite with a bath with a shower over, pedestal basin, low flush w.c, fitted mirror, heated towel rail, vinyl flooring and fitted ceiling spotlights.

**BEDROOM TWO 12' 5" x 8' 11" (3.78m x 2.72m)** The second double bedroom offers a fitted carpet, wall mounted electric heater, two fitted wardrobes with sliding doors, internal frosted glass and fitted ceiling spotlights.

**SHOWER ROOM** The shower room consists of a corner shower cubicle, low flush w.c, pedestal basin heated towel rail, fitted mirror and lino flooring.

**EXTERNAL** The property benefits from an allocated parking space.

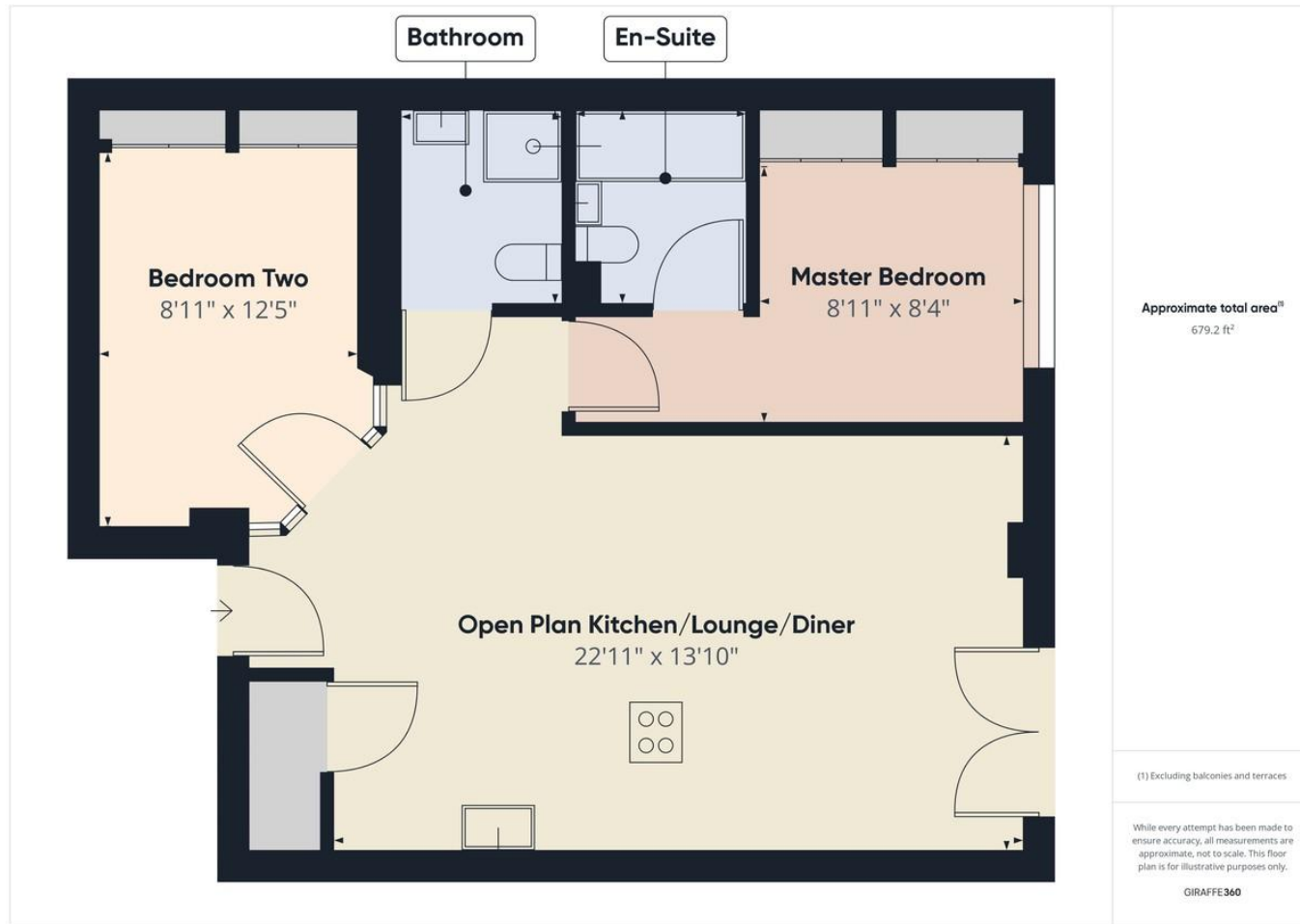
**LEASE INFORMATION** Annual Service Charge Estimate:

Annual Ground Rent:

Remaining Years On Lease:







## Martin & Co Nottingham City

1 Russell Place • Talbot Street • Nottingham • NG1 5HJ  
T: 0115 8533230 • E: nottingham@martinco.com

# 0115 8533230

<http://www.martinco.com>



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