



The Habitat, Lace Market, Woolpack Lane, Nottingham, NG1 1GH

Guide Price £160,000-£170,000 Leasehold



The Habitat, Woolpack Lane

2 Bedrooms, 2 Bathroom

Guide Price £160,000-£170,000

- Two Double Bedroom Fourth Floor Apartment
- Ready Made Investment - 7.7% Yield
- Tenanted Until October 2024
- EWS1 Compliant
- Balcony
- Allocated Parking
- Popular Development

GUIDE PRICE £160,000-£170,000. ***EWS1 COMPLIANT*** ATTENTION INVESTORS **** Tenants In Situ Until October 2024 - 7.7% Yield. Well presented throughout this two double bedroom apartment situated on the fourth floor of this popular development benefits from open plan living, a private balcony, windows to both bedrooms, two bathrooms and allocated parking. Early viewing is essential!



| Energy Efficiency Rating | | | |
|--------------------------|---------------|---------|-----------|
| Score | Energy rating | Current | Potential |
| 92+ | A | | |
| 81-91 | B | | 83 B |
| 69-80 | C | | |
| 55-68 | D | 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 20' 4" x 11' 8" max (6.2m x 3.56m) Living/dining area with a fitted carpet, French Doors leading to a private balcony, 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 and fitted ceiling spotlights.

MASTER BEDROOM 16' 4" max reducing to 10' 7" x 8' 10" (4.98m x 2.69m) 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 13' 3" max reducing to 9' 2" x 10' 3" (4.04m x 3.12m) With a fitted carpet, double glazed window, 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 Alongside a private balcony the property also benefits from an underground, allocated parking space.

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





FOURTH FLOOR
625 sq.ft. (58.1 sq.m.) approx.



TOTAL FLOOR AREA: 625 sq.ft. (58.1 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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