



The Habitat, Woolpack Lane, Nottingham, NG1 1GH
£160,000 Leasehold


MARTIN&CO

The Habitat, Woolpack Lane

2 Bedrooms, 2 Bathroom

£160,000

- Two Bedroom Apartment
- Open Plan Living
- Two En-Suite Bedrooms
- Private Balcony
- Allocated Parking
- Centrally Located Development

Situated in this popular, centrally located development this two double bedroom, two en-suite apartment makes an ideal investment opportunity with tenants in situ or live in purchase. The property briefly comprises an open plan living/dining area with kitchen off, a guest w.c., two double bedrooms both with fitted storage and en-suites. There is also a private balcony overlooking the rear of the development and an allocated parking space. Early viewing is strongly recommended.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	86 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GUEST WC With a low flush w.c., pedestal wash hand basin, vinyl floor covering and fitted ceiling spotlights.

OPEN PLAN LOUNGE/DINER 16' 10" x 12' 10" (5.13m x 3.91m) Accessed via an external door with a fitted carpet, intercom system, wall mounted electric panel heater, French Doors leading to the private balcony and fitted ceiling spotlights.

KITCHEN 8' 2" x 8' 11" (2.49m x 2.72m) 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, storage cupboard and fitted ceiling spotlights.

MASTER BEDROOM 10' 10" x 9' 6" (3.3m x 2.9m) With a fitted carpet, double glazed window, fitted wardrobe with sliding doors, wall mounted electric heater and fitted ceiling spotlights.

EN-SUITE 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.

BEDROOM TWO 10' 8" x 9' 1" (3.25m x 2.77m) With a fitted carpet, internal frosted glass, 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.

EXTERNAL The property enjoys a private balcony overlooking the rear of the development and an allocated parking space.

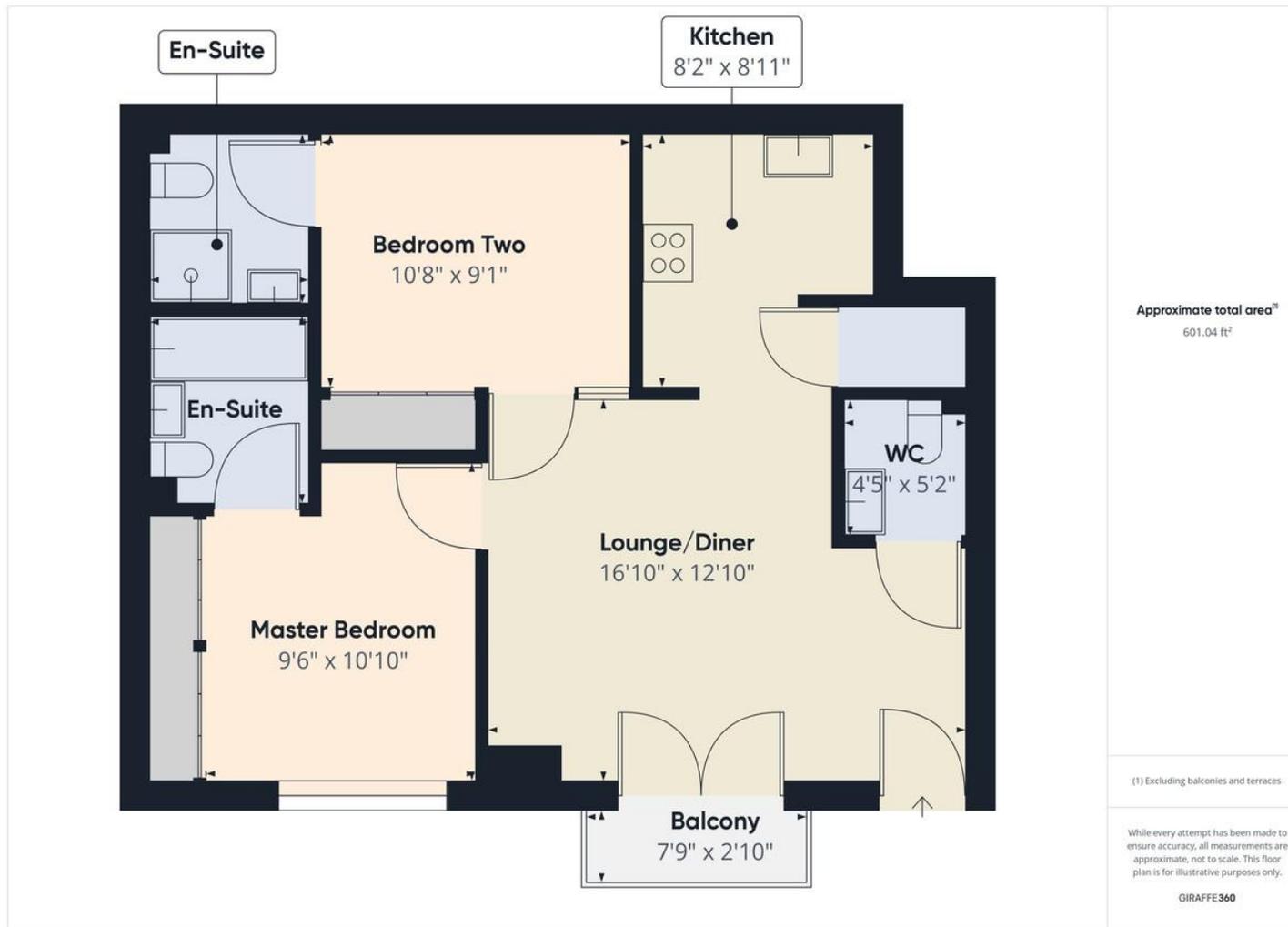
LEASE INFORMATION Annual Service Charge Estimate:

Annual Ground Rent:
Remaining Years On Lease:









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