



The Habitat, Woolpack Lane, NG1 1GH
£160,000 Freehold


MARTIN&CO

The Habitat, Woolpack Lane

2 Bedrooms, 2 Bathroom

£160,000

- Two Bedroom Fourth Floor Apartment
- Two Bathrooms
- Ideal Investment Opportunity
- 6.75% Yield
- Tenanted Until December 2024
- Allocated Parking Space

ATTENTION INVESTORS - Tenants In Situ Until December 2024 - 6.75% Yield! Two double bedroom, two bathroom fourth floor apartment situated in this popular development situated in the heart of The Lace Market. The property has a light and airy feel throughout and briefly comprises of a hallway with access to a fitted kitchen, an open plan lounge/diner with Juliet Balcony, two double bedrooms (both with fitted storage and with master with en-suite) and a further bathroom. The property 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		86 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



HALLWAY With a fitted carpet, airing cupboard, fitted ceiling spotlights and opening out into the kitchen and living areas.

LIVING ROOM 15' 1" x 12' 1" (4.6m x 3.68m) Opening out from the hallway with fitted carpet, Juliet Balcony, wall mounted electric heater, intercom system and fitted ceiling lights.

KITCHEN 8' 8" x 7' 8" (2.64m x 2.34m) Situated off the hallway 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, inset hob with extractor hood over, integrated fridge/freezer, washed/dryer, dishwasher, vinyl floor covering and fitted ceiling spotlights.

MASTER BEDROOM 9' 8" x 8' 6" (2.95m x 2.59m) With a fitted carpet, fitted storage, wall mounted electric heater and fitted ceiling spotlights.

EN-SUITE Comprising of a shower enclosure with a

mains fitted 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 9' 1" x 8' 10" (2.77m x 2.69m) With a fitted carpet, double glazed window, fitted wardrobe with sliding doors, wall mounted electric heater and fitted ceiling spotlights.

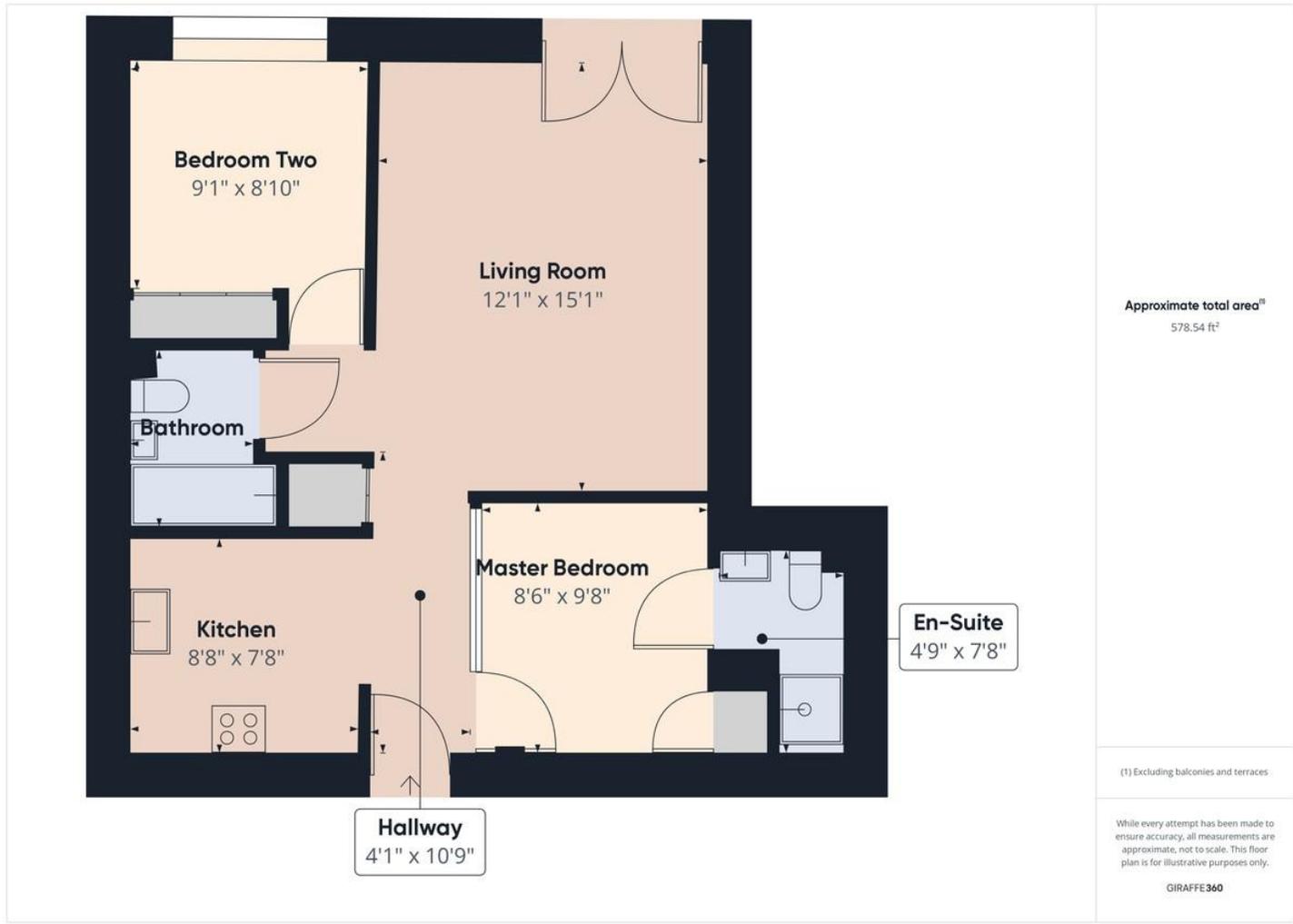
BATHROOM Comprising of a bath with chrome mixer taps and shower over, low flush w.c., pedestal wash hand basin, vinyl floor covering, part wall tiling, chrome heated towel rail and fitted ceiling spotlights.

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

LEASE INFORMATION Annual Service Charge Estimate:
Annual Ground Rent:
Remaining Years On Lease:







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