



The Establishment, Lace Market, NG1 1PR
Guide Price £100,000-£110,000 Leasehold

The Establishment, Broadway, Lace Market

1 Bedroom, 1 Bathroom

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- One Bedroom Apartment
- Spacious Accommodation
- Exposed Brickwork
- Balcony
- Open Plan Living
- Centrally Located
- No Onward Chain

Affording a spacious interior and oozing with charm with exposed brickwork and original windows, this one bedroom apartment is centrally located in the heart of the Lace Market with an array of amenities on the doorstep. Being offered to the market with no onward chain the apartment makes for an ideal first time purchase or buy to let opportunity comprising of an entrance hall, large open plan lounge/diner with fitted kitchen off, well proportioned double



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

bedroom with fitted storage and a bathroom. Early viewing is strongly recommended.

HALLWAY With fitted carpet, airing cupboard with sliding doors and fitted ceiling spotlights.

LOUNGE/DINER 16' 11" x 14' 5" (5.16m x 4.39m) With fitted carpet, secondary glazed window, French doors to private balcony, two wall mounted radiators, intercom system and fitted ceiling spotlights.

KITCHEN 12' 1" x 6' 7" (3.68m x 2.01m) Comprising of a range of high and low level units with a rolled edge worktop over incorporating a one and quarter bowl stainless steel sink and drainer, splash back tiling, integrated electric oven, hob and extractor over, integrated fridge/freezer, washer/dryer, slimline dishwasher, vinyl floor covering and fitted ceiling spotlights.

HALL With fitted carpet, fitted storage and ceiling light.

BEDROOM 15' 1" x 10' 0" (4.6m x 3.05m) With fitted carpet, two secondary glazed windows, wall mounted radiator, fitted wardrobe with sliding doors and fitted ceiling spotlights.

BATHROOM Comprising of a panelled bath with chrome mixer tap and shower attachment over, low flush w.c., pedestal wash hand basin, vinyl flooring, part wall tiling, chrome heated towel rail and two ceiling lights.

EXTERNAL With a private balcony.







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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