



16 The Establishment, Broadway, NG1 1PR
Leasehold



The Establishment, Broadway

1 Bedroom, 1 Bathroom

Guide Price £100,000-£110,000

- One Bedroom Apartment
- Period Conversion
- Private Balcony
- Exposed Brickwork
- Spacious Interior
- Central Location
- Open Plan Living

GUIDE PRICE £100,000-£110,000. Situated in this beautiful converted building in the heart of the Lace Market this spacious one bedroom apartment is full of charm and character with exposed brickwork and original windows. 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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

double 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.

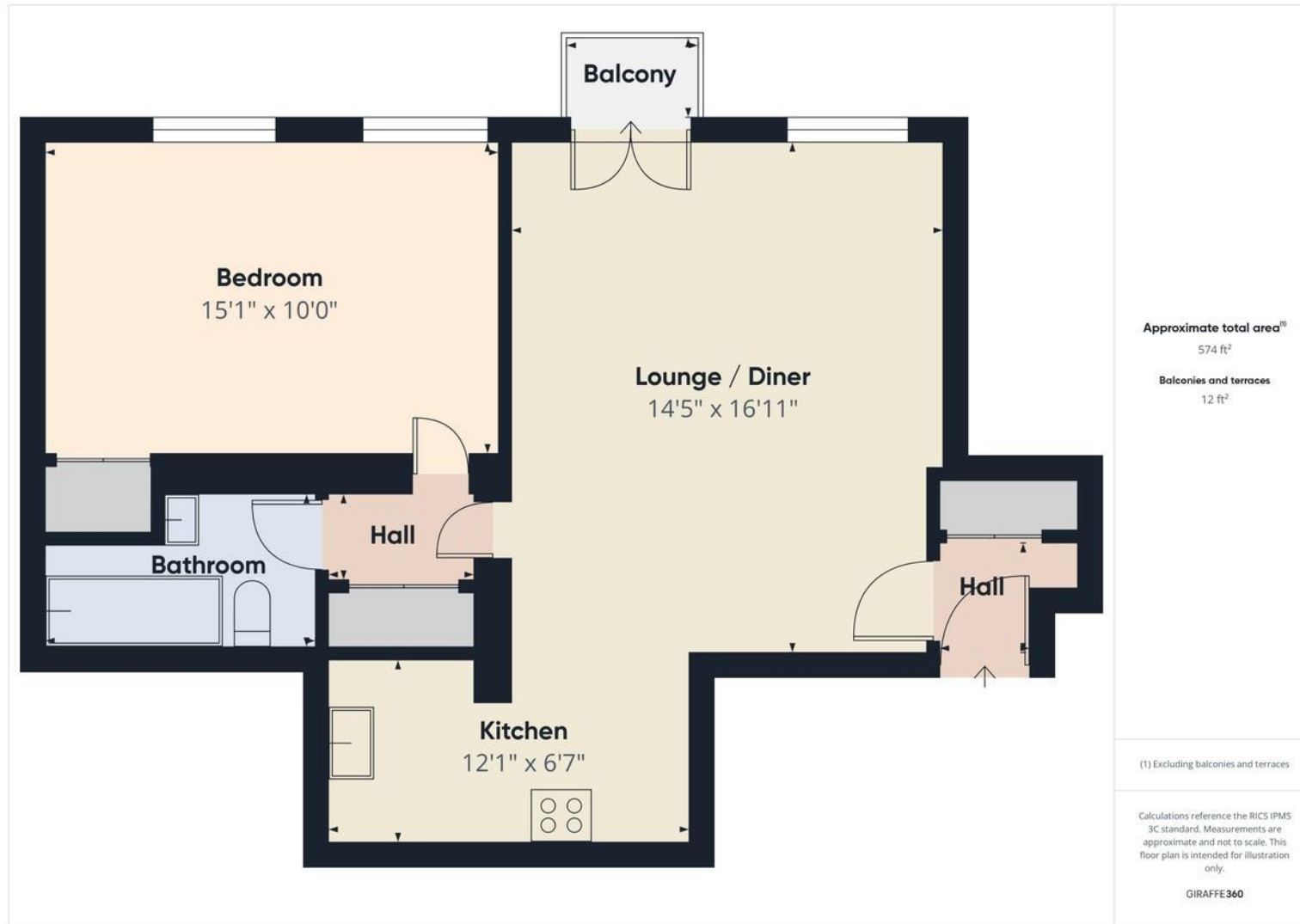
BATHROOM Comprising of a panelled bath with chrome mixer tap and shower attachment over, low flush w.c., pedestal wash hand basin, vinyl flooring, part wall tiling, chrome heated towel rail and two ceiling lights.

EXTERNAL With a private balcony.









Martin & Co Nottingham City

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

0115 8533230

<http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.