



**The Habitat, Woolpack Lane, Nottingham, NG1 1GH**  
Guide Price £150,000-£160,000 Leasehold



# The Habitat, Woolpack Lane

2 Bedrooms, 2 Bathroom

Guide Price £150,000-£160,000

- Two Bedroom Third Floor Apartment
- Centrally Located Development
- Suiting A Wide Range Of Buyers
- Gated, Allocated Parking Space
- New Flooring Throughout In November 2021
- No Onward Chain
- Long Lease

GUIDE PRICE £150,000-£160,000. \*\*\*EWS1 COMPLIANT\*\* An attractive, third floor apartment situated in this popular and centrally located development in the heart of The Lace Market. Suiting a wide range of buyers from buy to let investors to owner occupiers, 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		
69-80	C	81   B	86   B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**HALLWAY** With wood effect flooring, airing cupboard, fitted ceiling spotlights and opening out into the kitchen and living areas.

**KITCHEN** 8' 7" x 7' 7" (2.62m x 2.31m) 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 (installed March 2022) with extractor hood over, integrated fridge/freezer (installed December 2021), washed/dryer, dishwasher, wood effect flooring and fitted ceiling spotlights.

**LOUNGE/DINER** 15' 3" x 12' (4.65m x 3.66m) With wood effect flooring, Juliet Balcony, wall mounted electric heater, intercom system and fitted ceiling lights.

**MASTER BEDROOM** 9' 8" x 8' 4" (2.95m x 2.54m) 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** 10' 7" x 8' 11" (3.23m x 2.72m) 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.

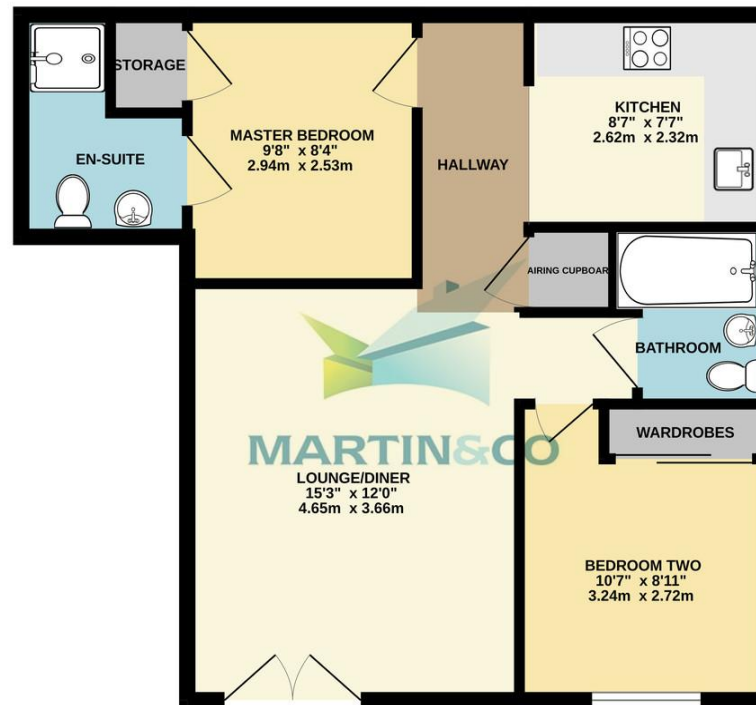
**LEASE INFORMATION** Remaining Lease Length: 981 Years  
Ground Rent: £250 per annum  
Approximate Annual Service Charge: £1,600.00







THIRD FLOOR  
562 sq.ft. (52.2 sq.m.) approx.



TOTAL FLOOR AREA: 562 sq.ft. (52.2 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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