

134 The Habitat, Woolpack Lane, Nottingham, Nottinghamshire,

Offers In The Region Of £180,000

- Duplex Apartment
- Open Plan Kitchen / Diner
- No Upward Chain
- 2 Double Bedrooms
- Allocated Parking Space
- Popular Lace Market Location
- Two Bathrooms
- Excellent Transport Links
- Ideal Investment Or First Time Buy

134 The Habitat, Nottingham NG1 1GU

** No Chain **

Tassi Sales & Lettings are delighted to present this two double bedroom duplex apartment situated within the popular and desirable Lace Market area of Nottingham City Centre.

The property is set on the ground floor and briefly comprises of entrance with split level staircase, the top level having an open plan living/dining area with separate WC and integrated fitted kitchen suite. Integral appliances include fridge, freezer, washer/dryer and electric oven with ceramic hobs and extractor.

The lower level holds a further hallway with two double bedrooms. There is an en-suite bathroom to the master bedroom and an en suite shower room to the second bedroom. Both bedrooms have built in wardrobes.

There is one allocated secure parking space.

The Lace Market is an historical and desirable part of Nottingham City Centre, and is within easy reach of many of the centre's restaurants, bars, shops and attractions.



Council Tax Band: D



Entrance

The apartment is accessed via its own front door to the side of The Habitat building.

Entrance Door

leading to:-

Entrance Hall

Giving access to both bedrooms and stairs off to the first floor open plan living area.

Bedroom One

With built in wardrobe space, ceiling spot lights, electric storage heater, access to the:-

En-Suite Bathroom

Fitted with a bath with shower over, a low flush wc, and a pedestal wash hand basin

Bedroom Two

With built in wardrobe space, ceiling spot lights, electric storage heater, access to the:-

En-Suite

Fitted with a shower cubicle, a low flush wc, and a vanity wash hand basin

Open Plan Reception/Kitchen

Fitted with a range of wall and base units with roll edge work surfaces over, sink and drainer unit, built in appliances including a fridge, freezer, oven and a four ring electric hob with an extractor hood over.

To the lounge there are ceiling spot lights, carpet flooring, electric heater and windows to the side aspect.

Leasehold

We have been advised the ground rent is £250 a year. The service charge was £1250

this 23/24. The lease is 999 years from 1st January 2003.

Please ensure these details are confirmed with a solicitor.

Referral Arrangement Note

Tassi Sales & Lettings always refer sellers (and will offer to refer buyers) to Sheltons Solicitors, Bryan & Armstrong, and Marchants for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers named above, you should know that Tassi Sales & Lettings would receive a referral fee of between £120 and £240 including VAT from them, for recommending you to them

Disclaimer

Disclaimer Notes

Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters.

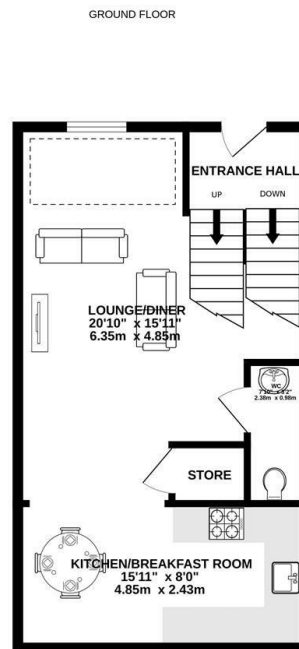
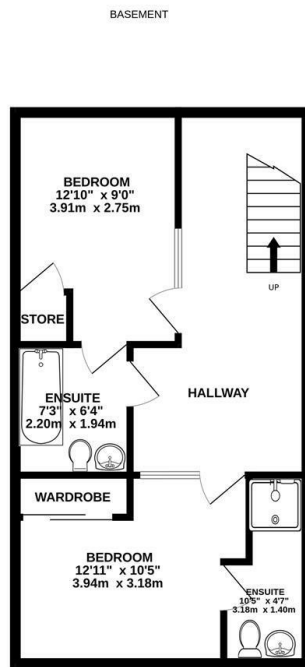
These sales particulars are produced in good faith and are not intended to form part of a contract. Whilst Tassi Sales and Lettings have taken care in obtaining internal measurements, they should only be regarded as approximate.

Money Laundering

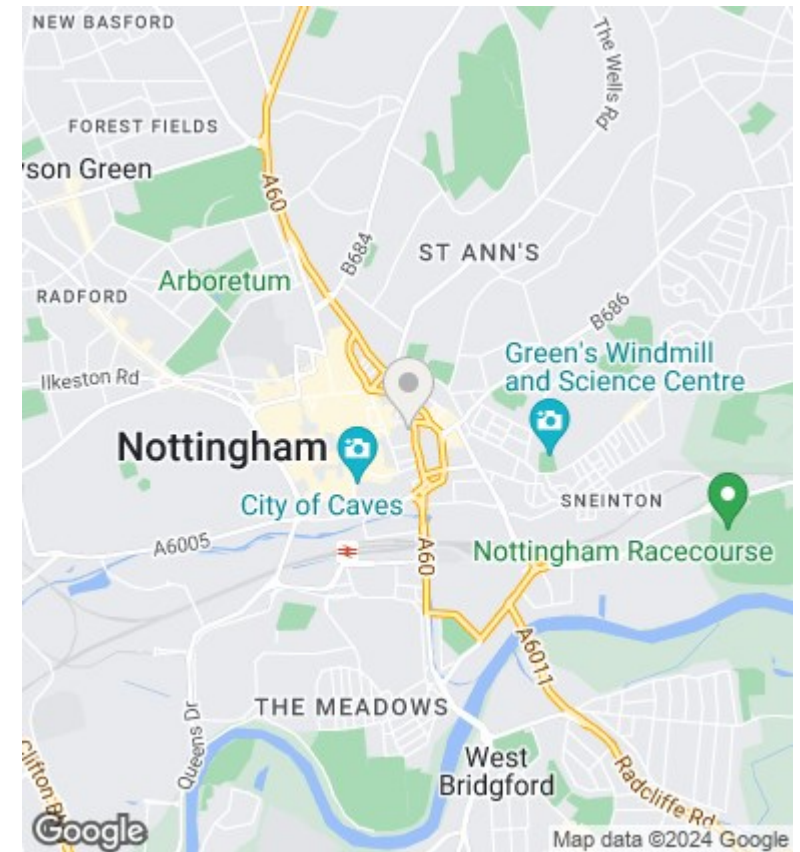
Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, Tassi Sales and Lettings require any successful purchasers proceeding with a purchase to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill. This evidence will be required prior to Tassi Sales and Lettings instructing solicitors in the purchase or the sale of a property.

Photos

Please note the photos have been taken whilst tenants are in situ, these will be updated at the earliest opportunity.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, doors 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.
 Made with Memphis 12/2024



Directions

Viewings

Viewings by arrangement only. Call 01159 474330 to make an appointment.

Council Tax Band

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	