



Guide price £200,000

Apartment

Bedrooms: 2

Bathrooms: 2

Tenure: Leasehold

GUIDE PRICE £200,000 - £220,000. WALTON & ALLEN are delighted to present this EXTREMELY SPACIOUS APARTMENT located in the HEART of NOTTINGHAM'S HISTORIC LACE MARKET. The accommodation briefly comprises ENTRANCE HALL, LIVING ROOM, SEPARATE KITCHEN with INTEGRATED APPLIANCES, BATHROOM and TWO DOUBLE BEDROOMS, with MASTER EN SUITE SHOWER ROOM. With secure allocated on site PARKING SPACE, this spacious apartment benefits from superb access to NOTTINGHAM CITY CENTRES vibrant CITY LIVING. -CURRENTLY LET FOR £925PCM it would make a SUPERB BUY TO LET INVESTMENT or GREAT CITY CENTRE PAD so call now to view!

Hallway

Entrance door, intercom entry phone, electric heater, Airing/storage cupboard.

Kitchen

Fitted with a matching range of wall and base units with work surfaces over, integrated appliances include, Fridge/freezer, dishwasher, washing machine, oven, hob and extractor.

Living Room

Double glazed windows, electric heater.

Bedroom 1

Double glazed windows and Juliette Balcony electric heater.

En Suite

Fitted with a suite comprising; Shower cubicle, wash basin and W.C. Heated towel rail.

Bedroom 2

Double glazed window., electric heater.

Bathroom

Fitted with a suite comprising; Bath with shower over wash basin and W.C. Heated towel rail.

Lease Details

Lease: 137 years remaining

Ground Rent: £150 per annum approx.

Service Charge: £1678 per annum approx.

General

There is an allocated parking space in the secure underground parking space. The property is currently let for £925pcm.

Council Tax Band

Council Tax Band D

Viewing 24 hrs Notice

To arrange a viewing on this property please contact our Sales Team at Walton & Allen on Nottingham (0115) 9243304. Please note 24hrs notice is usually required on this property.

Selective Licensing

Please check to find out if this property is within the Nottingham Selective Licensing area at <http://geoserver.nottinghamcity.gov.uk/myproperty/>

Free Mortgage Advice

Walton & Allen offer free initial mortgage advice. We help you compare the whole of the mortgage market to find one of the best deals for you. Find out how much you could borrow and how much money you could potentially save. Call 0115 9243304 or respond to this advert.

*A mortgage is a loan secured against your home. Your home may be repossessed if you do not keep up repayments on your mortgage or any other debt secured on it. Think carefully before securing other debts against your home. *

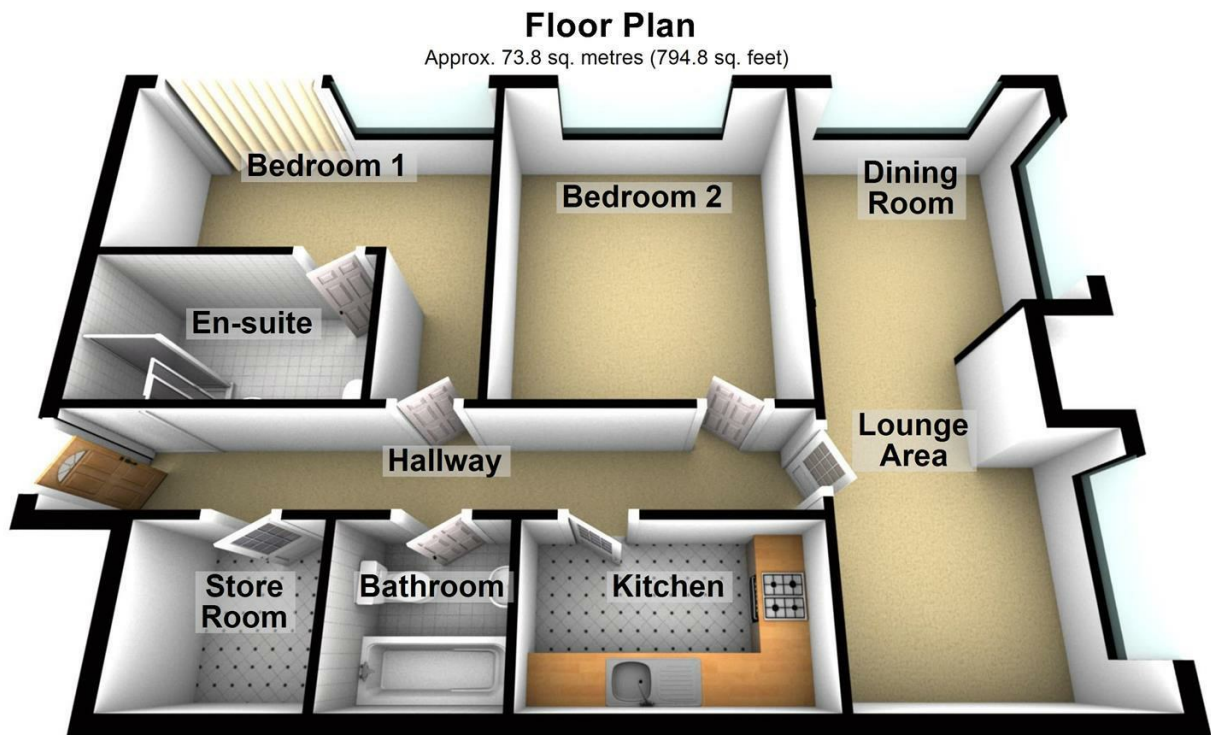
Property to sell?

If you are selling a property, or even considering selling, Walton & Allen estate agents would be delighted to visit your property to offer a FREE PROPERTY VALUATION. We are a family run, fully independent estate agent. CALL US TODAY on 0115 9243304.

Disclaimer

Walton & Allen, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Walton & Allen s have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.






Total area: approx. 73.8 sq. metres (794.8 sq. feet)


Can you **save money** on your **mortgage**?

Potentially save thousands by visiting
<http://bit.ly/waltonallenmortgages>

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	81	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC 	

Formed in 2000, Walton & Allen has fast become one of the most reputable agencies in Nottingham. Our team combine a fresh approach to property matters with traditional professionalism and efficiency.

Our sales team offers, as standard, a comprehensive marketing profile for your property. We use all of the usual portals but additionally include virtual video tours, 3D floorplans and most importantly have a vast local knowledge of the Nottingham property market and current trends.

In addition, as buy to let property specialists, we are fully focused on the priorities and needs of all of our landlord clients. So whether you are becoming a landlord for the first time or have multiple properties, our lettings team have the knowledge and experience to guide you through the full letting process with ease.

We have a proven track record in this property market succeeding in areas where others fail. So, if you're looking to sell and get the best possible price for your property, or you are just looking to buy, Walton & Allen have you covered!