



Guide price £180,000

Apartment

Bedrooms: 2

Bathrooms: 2

Tenure: Leasehold

GUIDE PRICE £180,000 - £200,000. WALTON & ALLEN are delighted to present this FIRST FLOOR APARTMENT which is EXTREMELY SPACIOUS at OVER 970 SQ/FT and has accommodation briefly comprising LARGE OPEN PLAN KITCHEN/DINING/RECEPTION ROOM, TWO DOUBLE BEDROOMS and TWO BATHROOMS. The property benefits from a TELEPHONE ENTRY SYSTEM, STOREROOM and is offered to the market with NO ONWARD CHAIN. Located in the heart of the LACE MARKET, the property has a potential rent of £1400PCM it would make a FANTASTIC BUY TO LET INVESTMENT so call now to view!

Hallway
Radiator.

Store
5'5" x 8'0"

Kitchen/Dining/Reception Room
29'9" x 16'11"

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with mixer tap, fitted electric oven, four ring gas hob with extractor hood over, double glazed window to front aspect, two radiators.

Bedroom 1
18'10" x 9'6"

Double glazed window to front aspect, radiator, built in wardrobes.

Bathroom

Fitted with three piece suite comprising bath with shower over, wash hand basin and WC, tiled splashbacks, heated towel rail.

Lobby

Door to:

Shower Room

Fitted with three piece suite comprising shower cubicle, wash hand basin and WC tiled splashbacks, radiator.

Bedroom 2
12'7" x 9'0"

Double glazed window to front aspect, radiator, built in wardrobes.

EWS1

The building has recently been signed off and currently has a satisfactory EWS1.

Lease Details

Service Charge - £2703.44p/a

Ground Rent - £100 p/a

Lease - 979 years remaining

General

Located in the heart of the Lace Market, and situated on the first floor the apartment has a telephone door entry system.

Selective Licensing

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

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.

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.

Property Misdescriptions Act 1991

All statements contained within this brochure have been provided in good faith and are understood to be accurate although cannot be guaranteed as we rely on information provided by others. Potential purchasers should satisfy themselves as to the validity of the information contained either by inspection or through their solicitors prior to any exchange of contracts to purchase. Services have not been tested and purchasers are recommended to undertake independent tests on all services and mechanical installations prior to exchange. Details correct at time of going to print.





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



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(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	78	82
	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	77	80
	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!