



**Guide price £180,000**

**Apartment**

Bedrooms: 2

Bathrooms: 1

Tenure: Leasehold

GUIDE PRICE £180,000 to £190,000. WALTON & ALLEN are delighted to offer this FIRST FLOOR APARTMENT in the converted warehouse located in the HEART OF NOTTINGHAM'S LACE MARKET. The accommodation briefly comprises; HALLWAY, LIVING ROOM with KITCHEN/DINING/LOUNGE AREAS, TWO BEDROOMS and a BATHROOM. The property benefits from a SECURE ALLOCATED UNDERGROUND CAR PARKING SPACE, PRIVATE BALCONY and the KITCHEN has a range of INTEGRATED APPLIANCES. It would make a GREAT CITY HOME or SUPERB BUY TO LET INVESTMENT so call now to view!

#### Hallway

Entrance door to Communal Hallway, Airing cupboard housing heating system, storage cupboard, electric heater, intercom entry phone, access to all rooms.

#### Living Room

13'6" x 19'6"

Spacious Living Room with feature exposed brickwork, room for Lounge Area and dining table, electric heater, window to side, French doors with side windows to the Balcony, open plan to Kitchen.

#### Kitchen

4'6" x 13'8"

Fitted with a matching range of wall and base units with work surfaces over. Fitted with a range of integrated appliances including; Electric oven with hob and extractor over, microwave, washing machine, slimline dishwasher and fridge/freezer,

#### Bedroom 1

10'11" x 13'8"

Feature exposed brick work, built in wardrobe, electric heater, two windows to front.

#### Bedroom 2

10'11" x 5'7"

Built in wardrobe, electric heater, window to front.

#### Bathroom

Fitted with a three piece suite comprising; Bath with shower over and glass shower screen, wash basin and W.C. Heated towel radiator, tiled splash backs, extractor fan.

#### Balcony

3'4" x 7'5"

Private balcony overlooking Courtyard to rear.

#### Parking

There is an allocated parking space located in the secure under ground car park.

#### The Warehouse

Situated in the heart of Nottingham's Lace Market district The Warehouse is a former lace warehouse converted in 2003. It offers many unique original features and has a secure underground car park.

#### Lease Details

Lease Length: 999 years from 2003 (978 years remaining).

Ground rent: £125 pa

Service Charge: £1716 pa

#### Council Tax Band

Council Tax Band: Nottingham City 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.

#### 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?

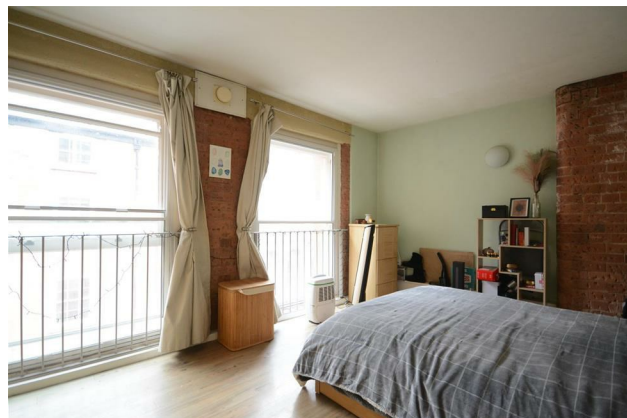
If you are selling a property, or even considering selling, Walton & Allen estate agents would be delighted to visit your property to offer a FREE PROPERTY VALUATION. We are a family run, fully independent estate agent. CALL US TODAY on 0115 9243304.

#### Selective Licensing

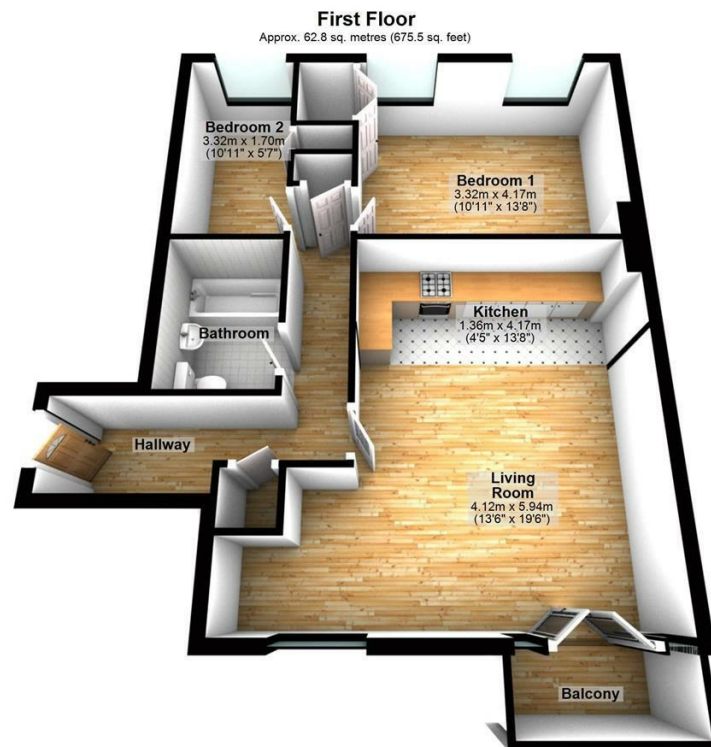
Please check to find out if this property is within the Nottingham Selective Licensing area at <http://geoserver.nottinghamcity.gov.uk/myproperty/>

#### 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. 62.8 sq. metres (675.5 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
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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!