

The Habitat, Woolpack Lane, Nottingham, NG1 1GJ

Guide Price £110,000-£120,000 Leasehold

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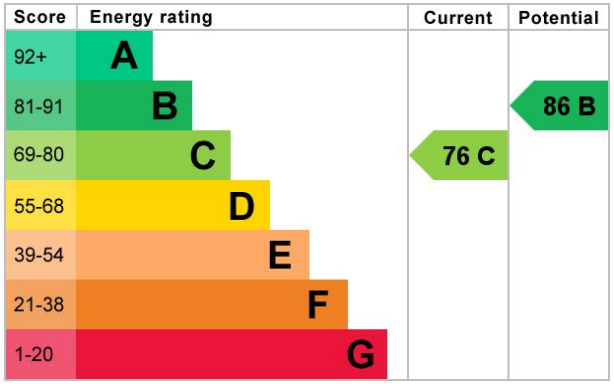
The Habitat, Woolpack Lane

2 Bedrooms, 2 Bathroom

Guide Price £110,000-£120,000

- Two Bedroom Fourth Floor Apartment
- Ideal First Time Purchase or Buy To Let
- Open Plan Living
- Allocated, Gated Parking Space
- No Onward Chain
- Master Bedroom With En-Suite & Fitted Wardrobes
- Second Double Bedroom With Fitted Wardrobes
- Central Location
- Potential 10%+ Yield

GUIDE PRICE £100,000-£110,000. Making for an ideal first time purchase or investment opportunity, this attractive fourth floor apartment offers a contemporary open plan living/dining/kitchen, two double bedrooms (both with fitted wardrobes and master with en-suite shower room) and an additional bathroom. The property also benefits from an allocated parking space, is being offered to the market with no onward chain and is situated in this popular, centrally









located development in close proximity to the array of amenities and transport links the City Centre has to offer.

KITCHEN 13' 8" x 9' 2" (4.17m x 2.79m) With a range of high and low level units with a rolled edge worktop over incorporating a twin stainless steel sink and drainer and breakfast bar seating, splash back tiling, integrated electric oven, inset hob and extractor hood over, integrated washing machine and slimline dishwasher, vinyl flooring, wall mounted electric panel heater, airing cupboard and fitted ceiling spotlights.

LOUNGE/DINER 11' 9" x 11' 5" (3.58m x 3.48m) With fitted carpet, Juliet Balcony, wall mounted electric panel heater and fitted ceiling spotlights.

MASTER BEDROOM 11' 2" x 8' 2" (3.4m x 2.49m) With fitted carpet, double glazed window, wall mounted electric panel heater, fitted wardrobe with sliding doors and fitted ceiling spotlights.

EN-SUITE With a shower enclosure with a mains fed mixer bar shower, low flush w.c., pedestal wash hand basin, vinyl flooring, part wall tiling, chrome heated towel rail and fitted ceiling spotlights.

BEDROOM TWO 11' 2" x 9' 1" (3.4m x 2.77m) With fitted carpet, wall mounted electric panel heater, fitted wardrobe with sliding doors and fitted ceiling spotlights.

BATHROOM Comprising of a bath with chrome mixer taps and shower attachment over, low flush w.c., pedestal wash hand basin, vinyl flooring, part wall tiling, chrome heated towel rail and fitted ceiling spotlights.

EXTERNAL The property benefits from a gated, allocated parking space.







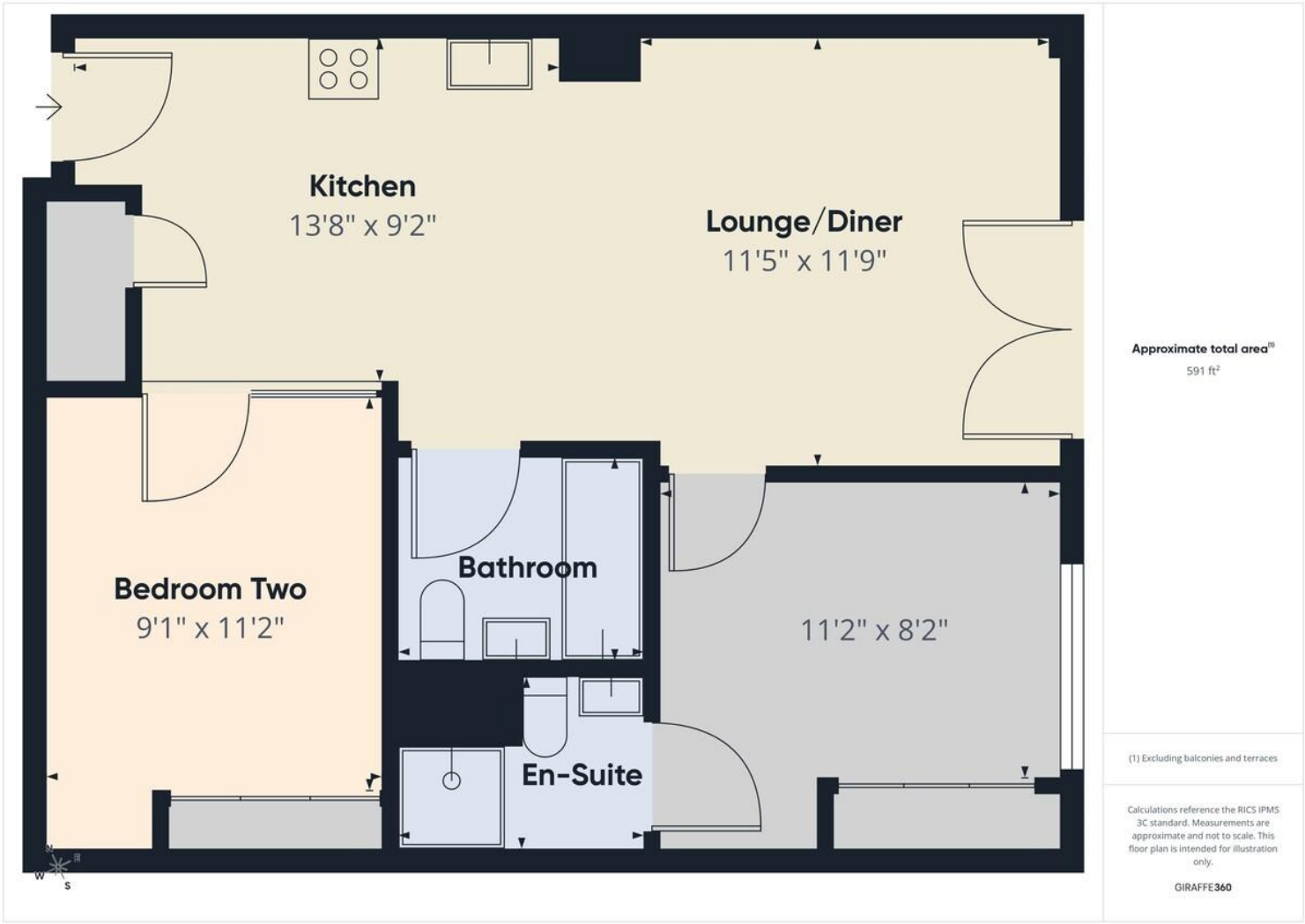







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The Property Ombudsman