



## The Habitat Woolpack Lane, Nottingham, NG1 1GH

**Asking price £136,000**

CityRise are thrilled to present a well-appointed 2-Bedroom, 1-Bathroom apartment in Nottingham. This modern residence is situated in a sought-after area, known for its vibrant community and proximity to key amenities. With a strong rental demand in the region, this property presents an excellent chance for investors looking to expand their portfolio.

The well-designed layout includes an open-plan living and dining area, modern bathroom, fully equipped kitchen and two spacious bedrooms.

Located in the town centre with excellent transport links, this flat offers high rental potential, making it an attractive option for investors. With its modern features and desirable location, it promises a solid return on investment.

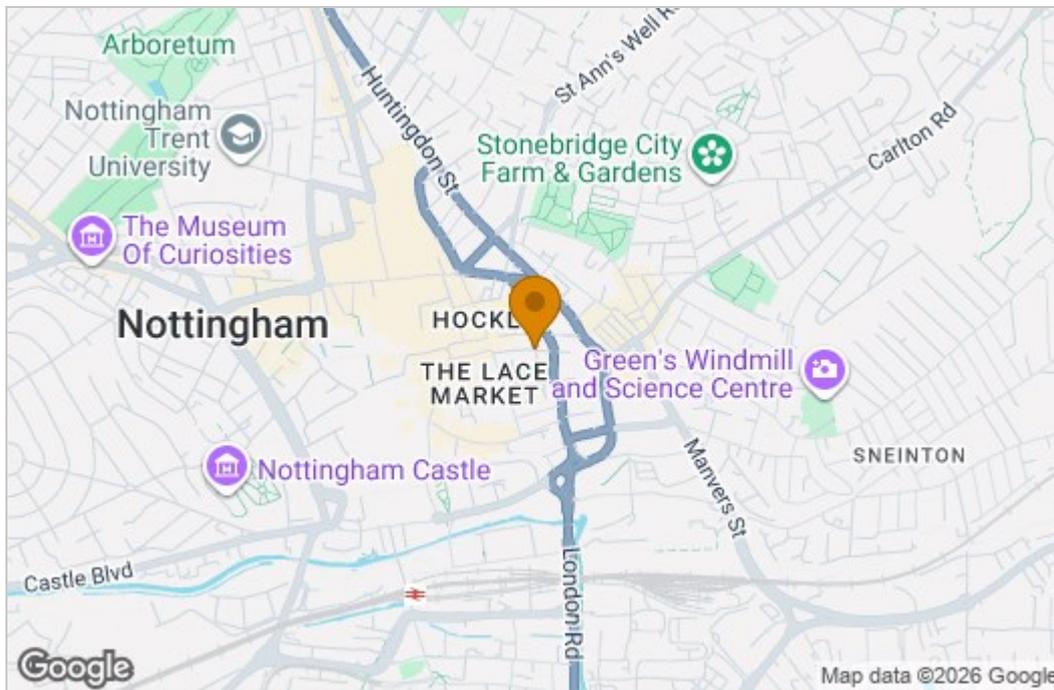
EPC - C  
Council tax band - D

Ref No: 10008



# Floor Plan

# Area Map



# Energy Efficiency Graph

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>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO2 emissions</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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