



**The Habitat, Woolpack Lane, Nottingham, NG1 1GH**  
Guide Price £140,000-£150,000 Leasehold



# The Habitat, Woolpack Lane

2 Bedrooms, 2 Bathroom

£140,000-£150,000

- Two Bedroom Fourth Floor Apartment
- Two Bathrooms
- No Onward Chain
- Central Location
- Allocated Parking Space

Two double bedroom, two bathroom fourth floor apartment situated in this popular development situated in the heart of The Lace Market. The property has a light and airy feel throughout and briefly comprises of a hallway with access to a fitted kitchen, an open plan lounge/diner with Juliet Balcony, two double bedrooms (both with fitted storage and with master with en-suite) and a further bathroom. The property benefits from a gated, allocated parking space and



## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86   B
69-80	C	75   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

is being sold with no onward chain.

**HALLWAY** With a fitted carpet, airing cupboard, fitted ceiling spotlights and opening out into the kitchen and living areas.

**LIVING ROOM** 15' 1" x 12' 1" (4.6m x 3.68m) Opening out from the hallway with fitted carpet, Juliet Balcony, wall mounted electric heater, intercom system and fitted ceiling lights.

**KITCHEN** 8' 8" x 7' 8" (2.64m x 2.34m) Situated off the hallway with a range of high and low level units with a rolled edge worktop over incorporating a stainless steel sink, splash back tiling, integrated electric oven, inset hob with extractor hood over, integrated fridge/freezer, washed/dryer, dishwasher, vinyl floor covering and fitted ceiling spotlights.

**MASTER BEDROOM** 9' 8" x 8' 6" (2.95m x 2.59m) With a fitted carpet, fitted storage, wall mounted electric heater and fitted ceiling spotlights.

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

**BEDROOM TWO** 9' 1" x 8' 10" (2.77m x 2.69m) With a fitted carpet, double glazed window, fitted wardrobe with sliding doors, wall mounted electric heater and fitted ceiling spotlights.

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

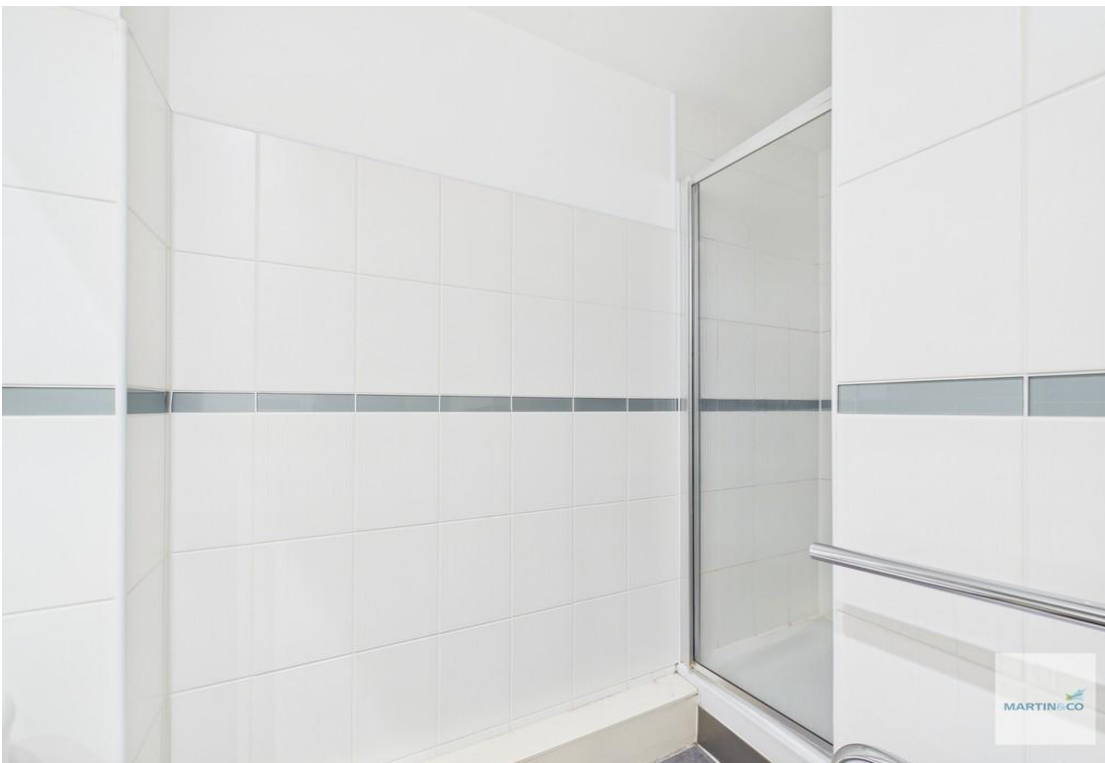
**EXTERNAL** The property benefits from an allocated, underground gated parking space.

**LEASE INFORMATION** Annual Service Charge Estimate: £2,100 per annum  
Annual Ground Rent: £250 per annum

Remaining Years On Lease: 978 years









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