



Guide price £150,000

Apartment

Bedrooms: 1

Bathrooms: 1

Tenure: Leasehold

GUIDE PRICE £150,000 to £160,000. WALTON & ALLEN are delighted to present this **EXTREMELY SPACIOUS GROUND FLOOR APARTMENT** located in the **HEART** of **NOTTINGHAM'S HISTORIC LACE MARKET**. The accommodation briefly comprises **LIVING ROOM, SEPARATE KITCHEN** with **INTEGRATED APPLIANCES, BATHROOM** and **DOUBLE BEDROOM**. With its own independent front door access this spacious apartment benefits from superb access to **NOTTINGHAM CITY CENTRES** vibrant **CITY LIVING**. - it would make a **SUPERB BUY TO LET INVESTMENT** or **GREAT CITY CENTRE PAD** so call now to view!

Hallway

Double doors with double glazed windows over provide access to the Entrance Hall from Plumpton Street, Storage cupboard housing heating system and utilities, high ceilings, storage heaters, video entry phone.

Living Room

15'2" x 15'8"

Two double glazed windows with privacy film, storage heaters and high ceilings.

Kitchen

11'5" x 7'11"

Fitted with a matching range of wall and base units with work top over, inset one and a half bowl sink drainer unit, integrated fridge/freezer, integrated dishwasher, plumbing for washing machine, fitted electric double oven with electric hob and extractor fan over, plinth heater, double glazed window to front.

Bedroom

11'5" x 9'3"

Double bedroom with double glazed window to front.

Bathroom

Fitted with a three piece suite comprising; Paneled bath with shower over and glass shower screen, pedestal wash basin, W.C. Tiled splash backs, heated towel radiator, extractor fan.

Agents Note

Although situated in Lexington Place, Apartment One enjoys completely private, independent access directly to Plumpton Street. Entry is by Video entry phone. The property is 64 Sq Metres with high ceilings are high making Apartment One a very spacious feeling Double bedroom apartment.

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

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Ground Floor

Approx. 57.4 sq. metres (618.0 sq. feet)



Total area: approx. 57.4 sq. metres (618.0 sq. feet)

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<http://bit.ly/waltonallenmortgages>

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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	46	71
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	24	50
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.

As specialists we are fully focused on the priorities and needs of all of our 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.

Our sales team offers, as standard, a comprehensive marketing profile for your property. We use all of the usual portals but additionally include 360 degree virtual tours, 3D floorplans and most importantly have vast local knowledge of the property market and current trends.

Management of common parts of buildings is also our specialism, working with Resident Management Companies keeping service charges at 'value for money' levels and improving the environments for both residents and leaseholders. Investment and capital values improve with our influence.

We keep and improve the entire Walton and Allen portfolio in great order through our in house Maintenance team.

We have a proven track record in this property market succeeding in areas where others fail. We are committed to providing an excellent client experience.

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