



Guide price £180,000

Apartment

Bedrooms: 2

Bathrooms: 1

Tenure: Leasehold

GUIDE PRICE £180,000 to £200,000. WALTON & ALLEN are delighted to present this SPACIOUS SECOND FLOOR APARTMENT which is presented in SUPERB CONDITION and situated in the HEART of Nottingham's HISTORIC LACE MARKET. The accommodation briefly comprises,; ENTRANCE HALL, LIVING ROOM, SEPARATE KITCHEN, TWO DOUBLE BEDROOMS and a BATHROOM. The property benefits from LIFT ACCESS, a BALCONY and SECURE ALLOCATED PARKING - it would make a SUPERB BUY TO LET INVESTMENT or GREAT CITY CENTRE HOME so call now to view!

Hallway

Entrance door to Communal Hall, electric storage heater, built in storage cupboard/airing cupboard.

Living Room

16'6" x 12'0"

Double glazed patio doors to the Balcony, electric heater.

Kitchen

7'11" x 13'0"

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with mixer tap, integrated fridge/freezer and dishwasher with electric fan assisted double oven, four ring hob with stainless steel splash back and extractor hood over, plinth heater, tiled flooring.

Bedroom 1

14'2" x 10'7"

Double glazed window, wall mounted electric heater.

Bedroom 2

14'2" x 8'1"

Double glazed window, wall mounted electric heater.

Bathroom

Fitted with three piece suite comprising bath with shower over and glass shower screen, wash and W.C. Tiled splash backs, tiled flooring, heated towel rail, electric shaver point, extractor fan.

General

Situated in the heart of Nottingham's historic lace market with superb access to a wide range of shops bars and restaurants, the apartment is on the second floor the apartment benefits from lift access, entryphone system and secure parking.

Lease Details

Service Charge: £1536.52

Ground Rent: £250 per annum

Lease: 155 years

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.

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.

Free Mortgage Advice

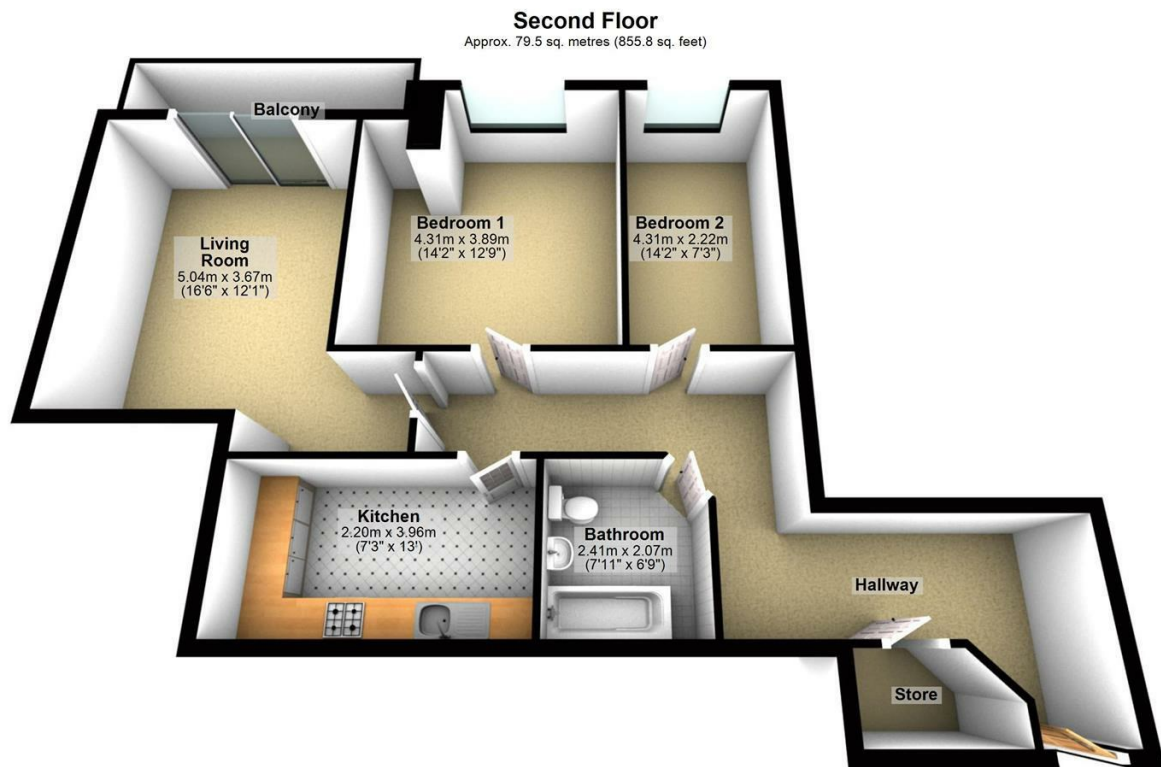
Walton & Allen offer free initial mortgage advice. We help you compare the whole of the mortgage market to find one of the best deals for you. Find out how much you could borrow and how much money you could potentially save. Call 0115 9243304 or respond to this advert.

*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. *

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. 79.5 sq. metres (855.8 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
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	86	87
	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		
	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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