



Guide price £160,000

Apartment

Bedrooms: 1

Bathrooms: 1

Tenure: Leasehold

GUIDE PRICE £160,000 to £170,000. WALTON & ALLEN are delighted to present this **EXTREMELY SPACIOUS THIRD FLOOR APARTMENT** located in the **HEART** of **NOTTINGHAM'S HISTORIC LACE MARKET**. The accommodation briefly comprises **LIVING ROOM, SEPARATE KITCHEN/DINING ROOM with INTEGRATED APPLIANCES, BATHROOM, and DOUBLE BEDROOM** At over 70 Sq Metres, this spacious apartment benefits from **LIFT ACCESS** and **SECURE ALLOCATED PARKING** - it would make a **SUPERB BUY TO LET INVESTMENT** or **GREAT CITY CENTRE PAD** with **POTENTIAL** to be converted to a **TWO BEDROOM APARTMENT** subject to approval. Call now to view!

Hall

Entrance door to front, intercom entry phone system, airing cupboard. large built in storage cupboard.

Kitchen/Dining Room

12'11" x 7'8"

Fitted with a matching range of base and eye level units with worktop space over with worktop space over, 1+1/2 bowl stainless steel sink with mixer tap. Integrated fridge/freezer, dishwasher and washing machine, electric oven, built-in hob with extractor hood over.

Living Room

15'11" x 13'0"

Two double glazed windows, electric heater.

Bedroom

16'9" x 13'0"

Two double glazed windows, electric heater. Fitted storage cupboard.

Bathroom

Fitted with a three piece suite comprising bath with shower over, wash hand basin and W.C. Heated towel rail and tiling to walls.

Secure Allocated Parking

There is an allocated parking space in secure parking area.

Lease Details

Lease Length: 132 years remaining

Service Charge: £1550.88 per annum

Ground Rent: £150 per annum

Investment Opportunity

The property would make a superb buy-to-let purchase with a potential rental income of £750 - £800pcm. The could also be converted into a 2 bedroom apartment which would offer an increased rental return. This would be subject to permission.

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.

Selective Licensing

Please check to find out if this property is within the Nottingham Selective Licensing area at <http://geoserver.nottinghamcity.gov.uk/myproperty/>

Free Mortgage Advice

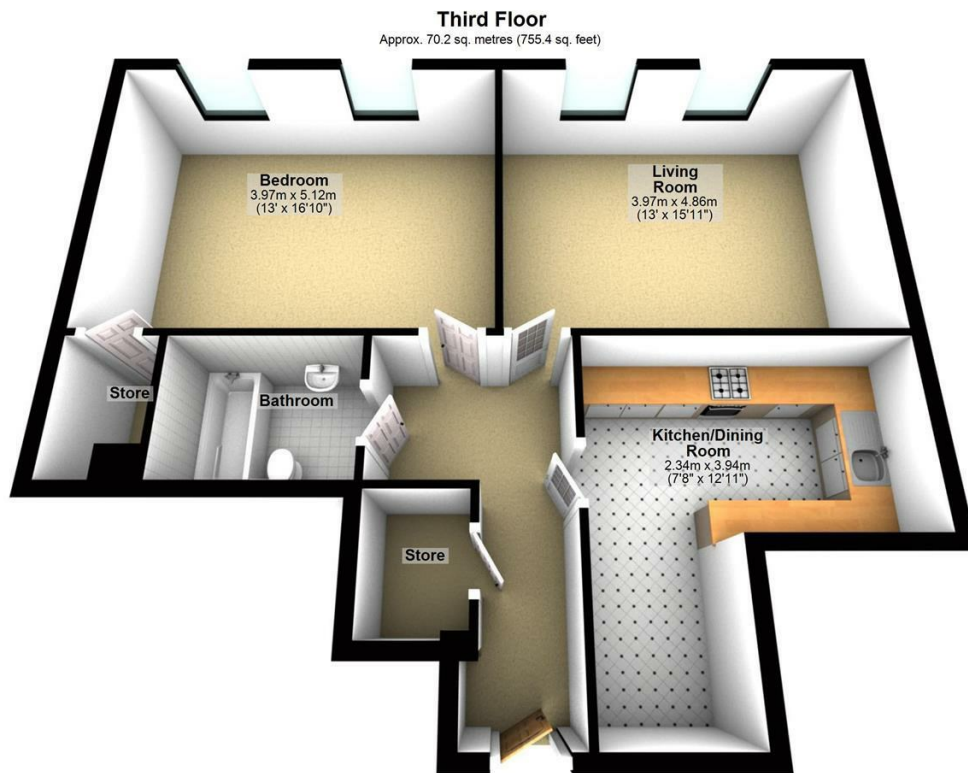
Walton & Allen offer free initial mortgage advice. We help you compare the whole of the mortgage market to find one of the best deals for you. Find out how much you could borrow and how much money you could potentially save. Call 0115 9243304 or respond to this advert.

*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

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Total area: approx. 70.2 sq. metres (755.4 sq. feet)

Can you **save money** on your **mortgage**?

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<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	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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