



Guide price £150,000

Apartment

Bedrooms: 1

Bathrooms: 1

Tenure: Leasehold

GUIDE PRICE £150,000 to £165,000. 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 with INTEGRATED APPLIANCES, BATHROOM, DOUBLE BEDROOM and EN SUITE SHOWER ROOM. At over 75 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 so call now to view!

Hall

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

Kitchen

7'1" x 10'6"

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink unit, integrated dishwasher and washing machine, fridge/freezer, fitted electric oven, four ring hob with extractor hood over tiled splash backs.

Lounge

13'6" x 17'5"

Two double glazed windows to front.

Bedroom

16'10" x 16'1"

Two double glazed windows to rear, door to En Suite.

En-suite

Fitted with three piece suite with shower cubicle, pedestal wash basin and W.C. Tiled splash backs, extractor fan, heated towel rail.

Bathroom

Fitted with three piece suite comprising panelled bath, pedestal wash basin and W.C. Tiled splash backs, extractor fan, heated towel rail.

Secure Allocated Parking

There is an allocated parking space in secure parking area.

Lease Information

Lease Length: 132 years remaining

Service Charge: £1550.88 per annum

Ground Rent: £150 per annum

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/>

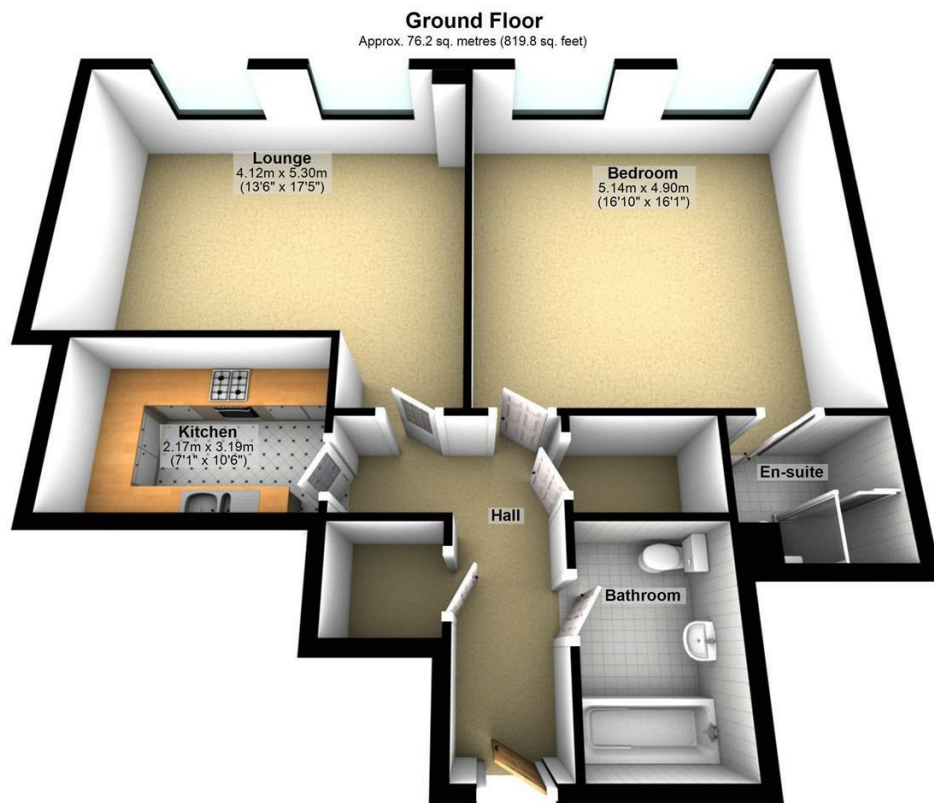
Property to sell?

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.

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. 76.2 sq. metres (819.8 sq. feet)

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

Potentially save thousands by visiting
<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	80	83
	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	82	83
	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.

0115 924 3304
SalesTeam@waltonandallen.co.uk
www.waltonandallen.co.uk