



Guide price £110,000

Apartment

Bedrooms: 1

Bathrooms: 1

Tenure: Leasehold

GUIDE PRICE £110,000 to £120,000. WALTON & ALLEN are delighted to offer this CITY CENTRE APARTMENT which is situated in the heart of NOTTINGHAM'S HISTORIC LACE MARKET and has accommodation briefly comprising LIVING ROOM, with KITCHEN, BEDROOM and BATHROOM. The property is in this CONVERTED FACTORY BUILDING and benefits from LIFT ACCESS to all floors, HIGH CEILINGS and retains much of it's original FEATURES and CHARACTER. It is offered to the market with VACANT POSSESSION, NO ONWARD CHAIN and would make a GREAT FIRST HOME or SUPERB BUY TO LET INVESTMENT so call now to view!

Lounge Area

11'6" x 8'6"

Secondary glazed windows with large bay, open plan to:

Kitchen Area

6'7" x 10'7"

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with mixer tap. Integrated washing machine oven and hob with extractor hood over.

Bedroom

10'3" x 8'8"

Secondary glazed window.

Shower Room

Fitted with three piece suite comprising shower cubicle, wash hand basin and WC. Heated towel rail, tiling to walls.

Lease Details

Lease: 125 years from 2001

Ground Rent: £150

Service charge: £1200

Viewing 24 hrs Notice

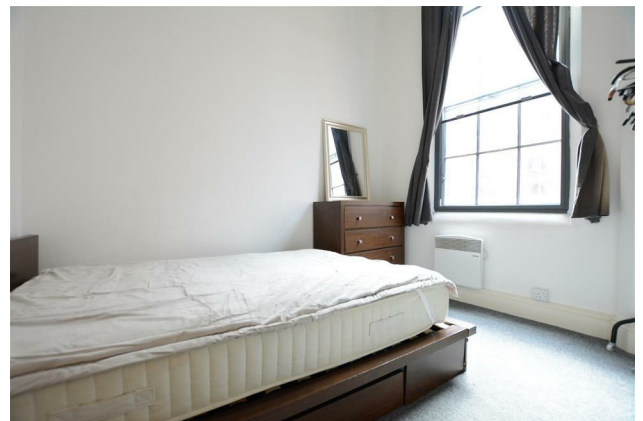
To arrange a viewing on this property please contact our Sales Team at Walton & Allen on Nottingham (0115) 9243304. Please note 24hrs notice is usually required on this property.

Selective Licensing

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

Disclaimer

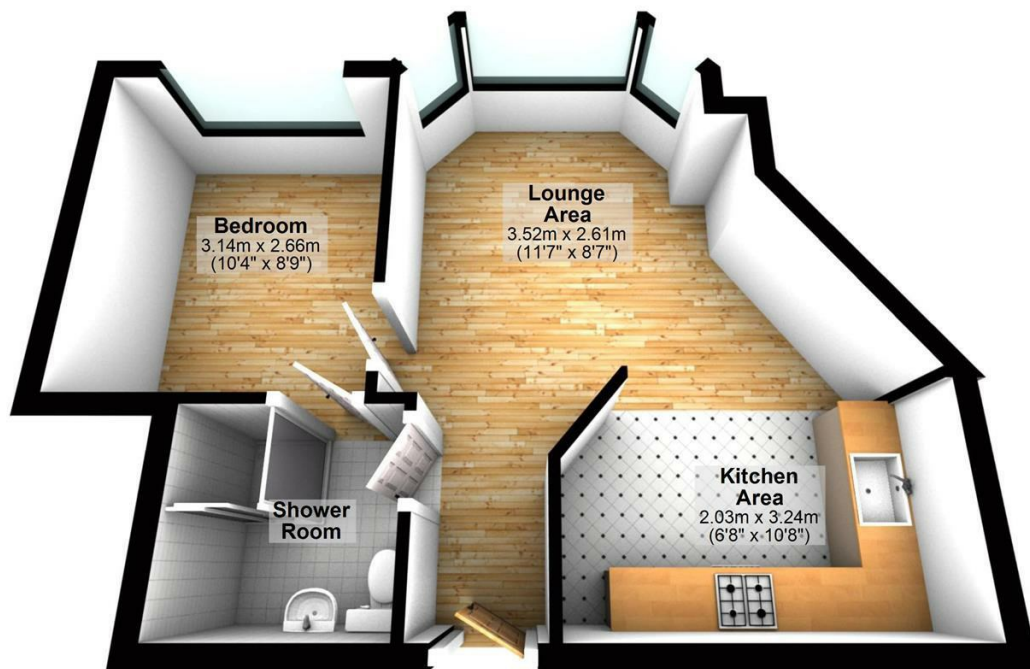
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First Floor

Approx. 34.0 sq. metres (365.8 sq. feet)




Total area: approx. 34.0 sq. metres (365.8 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
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.

0115 924 3304
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www.waltonandallen.co.uk