



Guide price £120,000

Apartment - Penthouse

Bedrooms: 1

Bathrooms: 1

Tenure: Leasehold

***** GUIDE PRICE *** £120,000 - £130,000 DOUBLE BEDROOM, PENTHOUSE APARTMENT in this GRADE II Listed building in the HEART of NOTTINGHAMS LACE MARKET.**

WALTON and ALLEN are delighted to present this PENTHOUSE APARTMENT located in this former factory and warehouse in Nottingham's historic LACE MARKET, with many original features and accommodation comprising; LIVING ROOM with LOUNGE, DINING and KITCHEN AREAS, DOUBLE BEDROOM and a BATHROOM. Benefitting from a LARGE BALCONY area overlooking Broadway with lift access and security entry phone system the apartment would make a fantastic CITY CENTRE PAD or a superb BUY to LET investment, currently let at £725 PCM with a potential gross yield in excess of 8.0%. Call now to view.

Living Room

16'3" x 10'8"

Entrance door to communal Hallway, double glazed windows and door to the Balcony, beamed ceiling, open to Kitchen Area.

Kitchen Area

4'11" x 10'8"

Fitted with a matching range of wall and base units, integrated electric oven and hob with stainless steel splash back and chimney style extractor fan over. Integrated washing machine space for fridge/freezer. Double glazed window to side.

Bedroom

11'4" x 10'8"

Double glazed window and door to the Balcony, door to Bathroom.

Bathroom

Fitted with a suite comprising; Bath with shower over and glass shower screen, Pedestal wash basin and W.C. Towel radiator, tiled splash backs extractor fan.

Balcony

34'4" x 7'3"

Large Balcony with space for outdoor seating, overlooking Broadway.

Broadway House

A grade II former factory/warehouse with much of its original charm and features. Intercom entry and lift to all floors.

Lease details

Lease Length. 125 years from 2002. (105 years remaining).

Ground Rent. £150

Service Charge. £797.54 six months.

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.

Council Tax Band

Council Tax Band C

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.

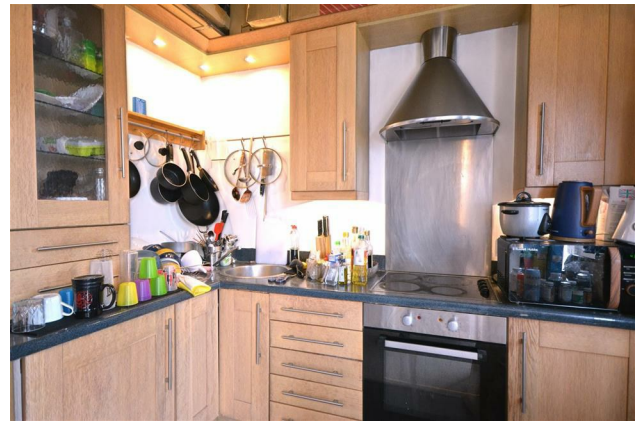
Free Mortgage Advice

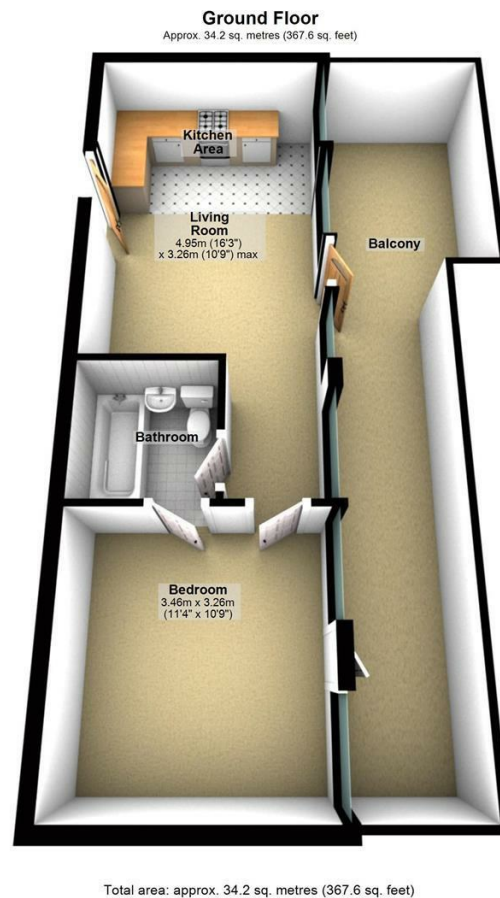
Walton & Allen offer free initial mortgage advice. We help you compare the whole of the mortgage market to find one of the best deals for you. Find out how much you could borrow and how much money you could potentially save. Call 0115 9243304 or respond to this advert.

*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

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

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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.

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

In addition, as buy to let property specialists, we are fully focused on the priorities and needs of all of our landlord 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.

We have a proven track record in this property market succeeding in areas where others fail. So, if you're looking to sell and get the best possible price for your property, or you are just looking to buy, Walton & Allen have you covered!