



Woolpack Lane, Nottingham, NG1 1GH
Guide Price £125,000





Woolpack Lane, Nottingham, NG1 1GH

ATTENTION INVESTORS - CURRENTLY TENANTED UNTIL AUGUST 2020 AT £615PCM - 7.38% YIELD

A fantastic opportunity to acquire this stunning 6TH FLOOR, ONE DOUBLE BEDROOMED APARTMENT with BALCONY, open plan living area, bathroom with white suite. Viewing essential. CASH BUYERS ONLY.

ATTENTION INVESTORS -
CURRENTLY TENANTED UNTIL
AUGUST 2020 AT £615PCM - 7.38%
YIELD

A fantastic opportunity to acquire this
stunning 6th floor, one double
bedroomed apartment with balcony.
Benefitting from accommodation
comprising of:

LIVING ROOM

The spacious open plan living area has
been tastefully decorated throughout
with painted walls and carpeted
flooring whilst double doors open to
reveal the balcony which allows for
ample natural light and views over the
city. An in built cupboard houses the
apartments hot water cylinder and
provides some storage space.

KITCHEN

Opening on from the living area is the
modern fitted kitchen which benefits
from a range of wall and base cupboard
units as well as a range of integrated
appliances including a fridge with
freezer compartment, washing
machine, microwave, oven, hob and
extractor hood.

BATHROOM

The Jack & Jill bathroom includes a
three piece white suite comprising of a
low level WC, pedestal wash hand
basin with chrome mixer tap and bath
with shower over. The room is well
decorated with painted walls which are
complimented by the tiled splash backs
and vinyl flooring.

BEDROOM

The master bedroom benefits from
large double glazed windows which
allow for ample natural light as well as
a door which leads to the apartments
balcony. The tasteful decor throughout
including painted walls and carpeted
flooring. A further door leads to....

WALK IN WARDROBE

A walk in wardrobe provides excellent
storage space.

BALCONY

Accessible via the living room and
master bedroom, doors lead to the
apartments own private balcony which
offers views over the city.

PLEASE NOTE

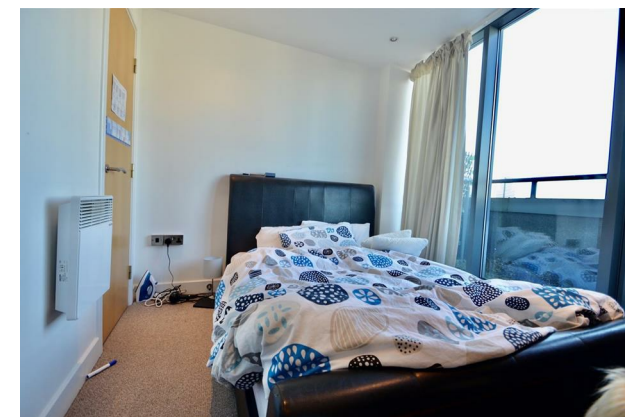
64 The Habitat

This is marketed for £125,000. There
is currently a tenant in this property
paying £750 pcm and is in tenancy until
December 2021.

We are advised that the lease has
approximately 983 years remaining.
The service charge is approximately
£982.98 per annum whilst the ground
rent is £250 per annum.

DISCLAIMER

Fixtures and fittings other than those
mentioned are to be agreed with the
Seller.
All measurements are approximate and
are taken using a laser tape.
Statements contained within this
brochure are provided in good faith and
are understood to be accurate,
although cannot be guaranteed since
we rely on information provided by
other parties. Prospective purchasers
are advised to satisfy themselves as to
the validity of the information
contained, either by inspection or
through their solicitors, prior to any
exchange of contracts to purchase.
Services have not been tested and it is



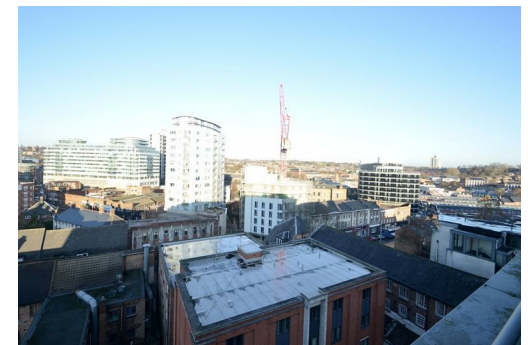
recommended that purchasers undertake independent tests on all services and mechanical installations, prior to exchange. Details correct at time of going to print.

Money Laundering

In line with The Money Laundering, Terrorist Financing and Transfer of Funds (information on the Payer) Regulations 2017, as a regulated profession, Liberty Gate require any successful purchasers proceeding with a purchase to provide two forms of identification i.e. Passport or photo card driving license and a recent utility bill. This evidence will be required prior to Liberty Gate instructing solicitors in the purchase or the sale of a property. We are duty bound to carry out due diligence on all of our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history. As a seller or purchaser, by proceeding with a sale or purchase, you understand that we will undertake a search with Experian for the purposes of verifying your identity. To do so Experian may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.

SUMMARY OF ACCOMMODATION

- 6th Floor Apartment
- One Double Bedroom with Walk In Wardrobe
- Open Plan Living Area with Large Windows
- Modern Fitted Kitchen with Integrated Appliances
- Balcony
- Jack & Jill Bathroom
- Currently Tenanted Until August 2020
- Tenant Paying £615pcm - 7.38% Gross Yield
- Popular Development
- CASH BUYERS ONLY



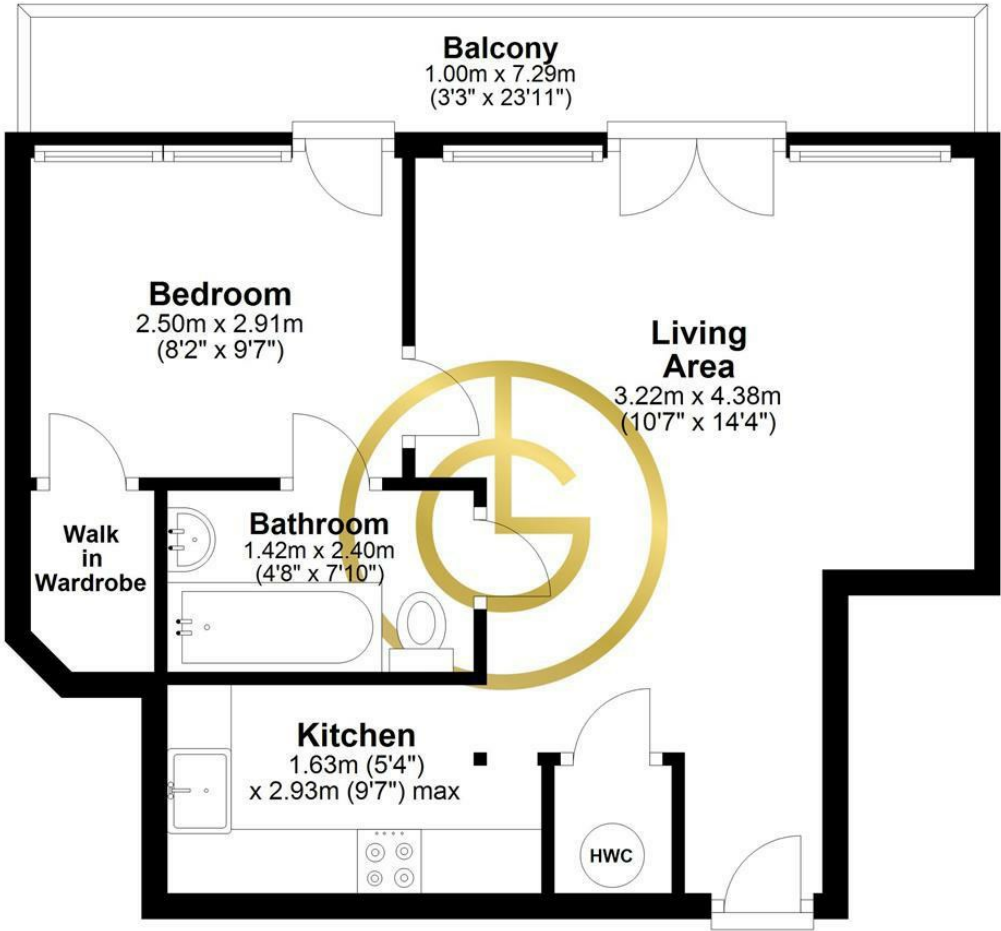


Woolpack Lane, Nottingham, NG1 1GH

APROX. GROS INTERNAL FLOOR AREA 405.00 sq ft

Sixth Floor

Approx. 37.7 sq. metres (405.5 sq. feet)



Total area: approx. 37.7 sq. metres (405.5 sq. feet)

GENERAL INFORMATION

TENURE: Leasehold

LOCAL AUTHORITY:
Nottingham City Council

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		
	78	82
England & Wales		EU Directive 2002/91/EC

1 The Gatehouse Short Stairs, Nottingham, Nottinghamshire, NG1 1JA

T. 0115 824 8333 | E. info@libertygate.co.uk

www.libertygate.co.uk

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

