



10 The Warehouse, NG1 1JL

£165000.00

The image shows a bright, modern living area. The ceiling is made of light-colored wood planks with grey metal beams and a large, industrial-style silver duct. A gold wire birdcage hangs from the ceiling. On the left, a wooden shelf holds books and a red alarm clock. In the foreground, a pink leather sofa and ottoman are positioned around a wooden chessboard on a coffee table. In the background, a kitchen area with white cabinets and a stainless steel sink is visible. The overall atmosphere is warm and contemporary.

A Summary

| Fantastic City Centre Location | Situated in the historic Lace Market | Secure Allocated Parking | Original Features | Two Bedrooms | Two Bathrooms | No Upward Chain |

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Story of the house

A spacious two bedroom apartment within The Warehouse property located in the popular Lace Market district of Nottingham city centre. This property presents an opportunity to reside in the oldest part of the city, the cultural heart of Nottingham. Here, beautiful architecture and streets steeped in the rich history of the lace industry await, well positioned for easy walking distance away from an abundance of restaurants, bars, retailers, and public transport links.



The The Warehouse

The Lace Market is one of the most important historic areas of Nottingham. Once the home of Nottingham's world-renowned lace industry, you will now find the picturesque streets full of upmarket bars and restaurants, vintage boutiques and creative businesses. Beautiful architecture abounds in the form of grand red brick warehouses and ex lace factories. The Apartment is located in one such historic warehouse and benefits from many original and unique features such as beautiful exposed bricks and Georgian windows.

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The Entrance Hall

On entering the apartment you have a neutrally decorated entrance with space to hang your coat, a wall mounted entry system connected to the entrance to the building, an uplighter wall light, stairs that lead to the first floor and a door onto the open plan living space and kitchen.

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The Open Plan Living Space

A fantastic industrial style room with original features, including exposed brick walls and large sash windows. The space is neutrally decorated with grey carpets, uplighter wall lights, an exposed mezzanine wood ceiling, wall mounted electric heater, a cupboard housing the water cylinder and an additional cupboard offering some useful storage space under the stairs. Another great feature of this space is the French doors that let in additional natural light and lead onto a balcony.

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The Open Plan Kitchen

The industrial style is continued here with a metal effect vinyl flooring, it comes fully fitted with a range of wood effect units, recessed shelving, and appliances, including an electric oven, four ring hob, extractor hood, fridge freezer, integrated slim-line dishwasher, microwave, and washing machine. A ceiling mounted bar light and spotlights beneath the wall units illuminate this space.

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The Stairs and Landing

Recessed spotlights in the skirting light the way up the carpeted stairs to the exposed wooden floor boards on the landing featuring metal railings and a further uplighter wall light.

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The Master Bedroom

A comfortable double room on a mezzanine above the living space with metal railings, exposed wooden floor boards, wall mounted electric heater, uplighter wall lights, integrated wardrobe space, large sash window.

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The Ensuite

A glass door, wall hung wash hand basin, lighted mirror, low flush WC, extractor, fan heater, and electric towel rail. It is decorated with wood effect laminate flooring and ceramic tiles.

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The Second Bedroom

A second spacious double bedroom with exposed wooden floor boards, and partial exposed brick wall, wall mounted electric heater, uplighter wall lights, integrated wardrobe space, an original stone wall plate is a lovely feature in this space.

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The Bathroom

A glass door into this neutrally decorated bathroom which offers, wood effect lino flooring, exposed brickwork, ceramic tiles, a three piece suite with a mixer shower of the bath, wash hand basin with mixer tap, and low flush WC, an electric towel rail, spot lights and recessed lighting, an obscured glass window, extractor fan and fan heater.

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The Balcony

Newly refurbished this balcony has space for a bistro set to enjoy a good book in the fresh air.

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The Parking

A secure allocated parking space accessed via gates on Hollow Stone.

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The Leasehold

| Service Charge: £1452.00 per annum | Ground Rent: £150.00 per annum | 978 years remaining on the lease | Tenancy: The property is currently tenanted on a fixed term basis until 31-07-2024 for a rent of £1050.00 per calendar month |

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The Utilities, Rights and Restrictions

Total Floor Area: 88 square metres | Electric: Mains Supply | Water: Mains Supply | Heating: Electric Heating | Broadband: Ultrafast available in the area | Mobile Coverage: You are likely to have voice and data coverage | Sewage: Mains Supply | Restrictions: Ask Agent | Tenure: Freehold | Easements, servitudes or wayleaves: Ask Agent | Public rights of way: Ask Agent | Conservation area: Yes | Coal Mining: The property is within the Coalfield Consultation | Parking: Private Allocated Space withing a securely gated area | Licencing Area: The property is within the Selective Licence Area | Council Tax - Band D | Flood risk: Not known | Flood defences: Not known | Accessibility: There are steps to and within the property and no lift access |

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The Viewings and EPC

Strictly by appointment with Comfort Estates. Energy Performance Certificate: To inspect the full EPC for this property please contact our office on 0115 9338997. The graphs attached show the property's energy efficiency and environmental impact rating. Comfort Estates 47 Derby Road, NG1 5AW
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The Disclaimer

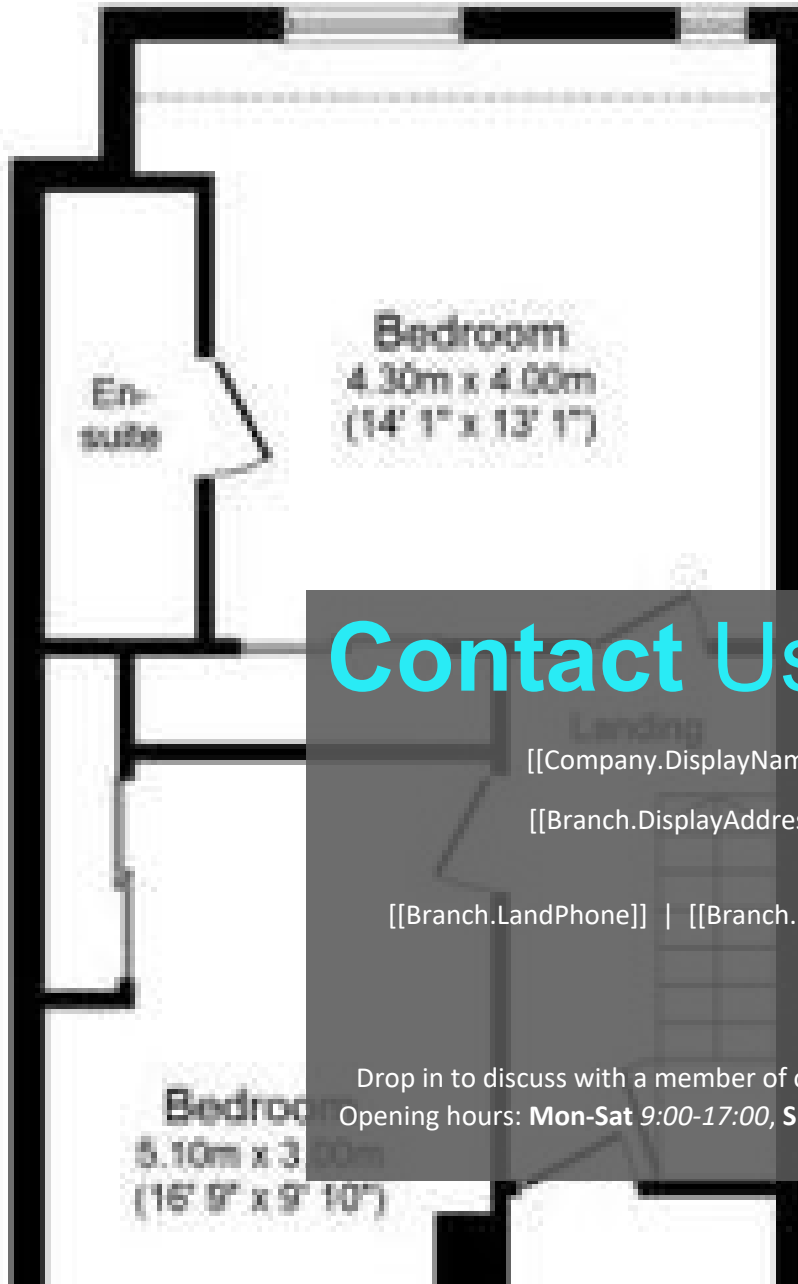
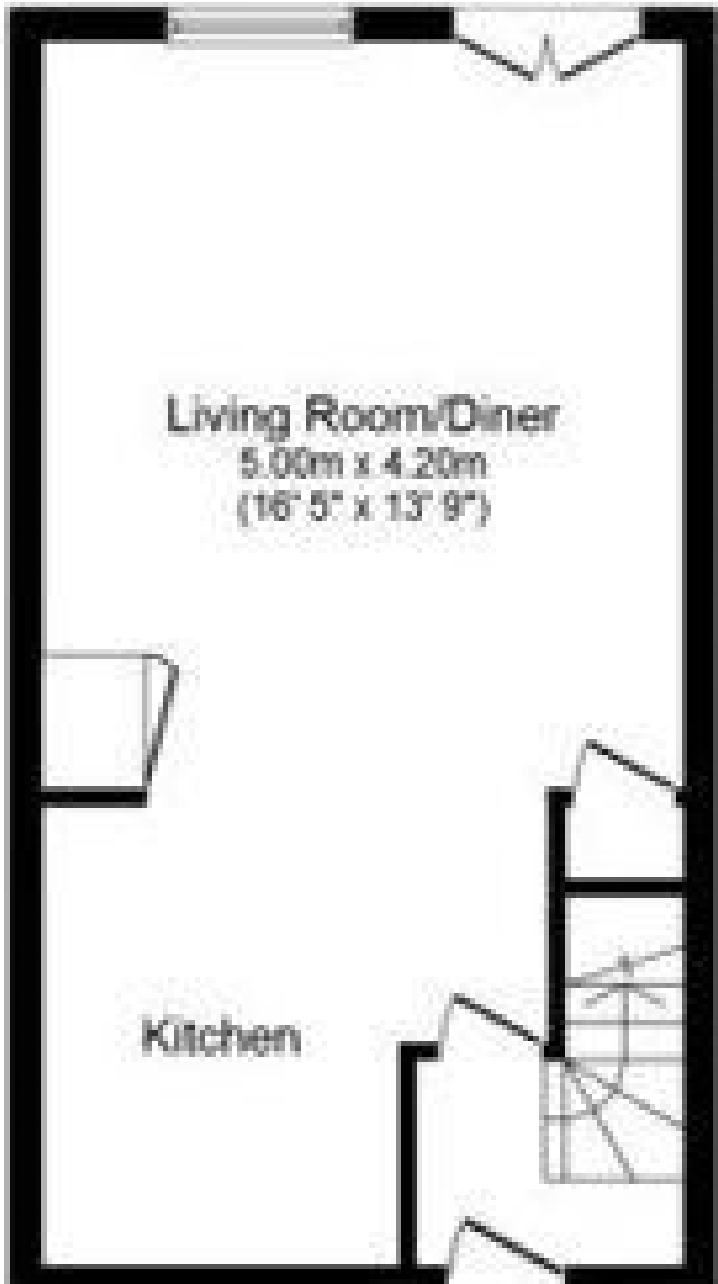
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The Money Laundering

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (MLR 2017) came into force on 26 June 2017. Comfort Estates require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to Comfort Estates removing a property from the market and instructing solicitors for your purchase.

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Drop in to discuss with a member of our friendly team:
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