

For Sale



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13 Broadway House, Stoney Street,
Lace Market

Price: £120,000



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Information

NOTTINGHAM LACE MARKET: A one bedroom apartment in a popular mill conversion in the heart of the bustling Lace Market. Situated on the second floor of the building, the property offers a comfortable living space, with open-plan living and a fitted kitchen with appliances included. A good sized bedroom leads off, and then there is a tiled bathroom with mains shower over the bath

Summary of accommodation

- Heart of Lace Market
- Being Sold with Furniture Inc
- EPC Rating D
- Fitted Kitchen inc Appliances
- Lift
- Chain Free
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Description

Lounge & Kitchen

Wood effect flooring. Fitted kitchen inc appliances. Double glazed windows to rear elevation. Electric heaters. Doors to lead off to bedroom & bathroom.

Bedroom

A generous sized bedroom, double glazed window, electric heating,

Bathroom

With wood effect vinyl floor. White 3 pc bathroom suite with shower over the bath. Tiled walls. Jack & Jill doors to bedroom and lounge. Hot water cylinder in loft space.

Additional Information

Additional Information: The property is being sold on a leasehold basis with the property held on a 125 year lease granted in the year 2001. Annual service charges are £2067.76 Ground rent is £250.

Disclaimer

These details are produced in good faith with the approval of the vendor/s and are given as a guide only. We have not tested any appliances or systems at this property and cannot verify them to be in working order. These details, descriptions and the measurements therein do not form part of any contract and whilst every effort is made to ensure accuracy, this cannot be guaranteed. Nothing herein contained shall be a warranty or condition and neither the vendor/s or ourselves will be liable to the purchaser in respect of any misrepresentations made at or before the date hereof by the vendor/s, agents or otherwise.

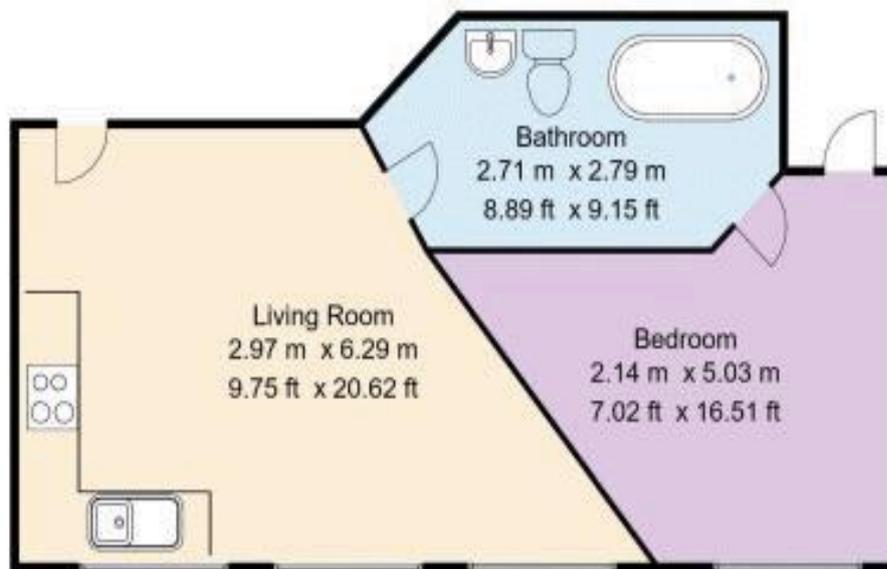
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Ground Floor
40 sq.m/430.27 sq.ft
Approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchaser. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchaser. Specially no guarantee is given on the total square footage of the property if quoted on this plan.
OC-131-03018

We wish to inform you that these particulars are set out as a general outline and do not constitute any part of an offer or contract. We have not tested any services, appliance or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		73
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	