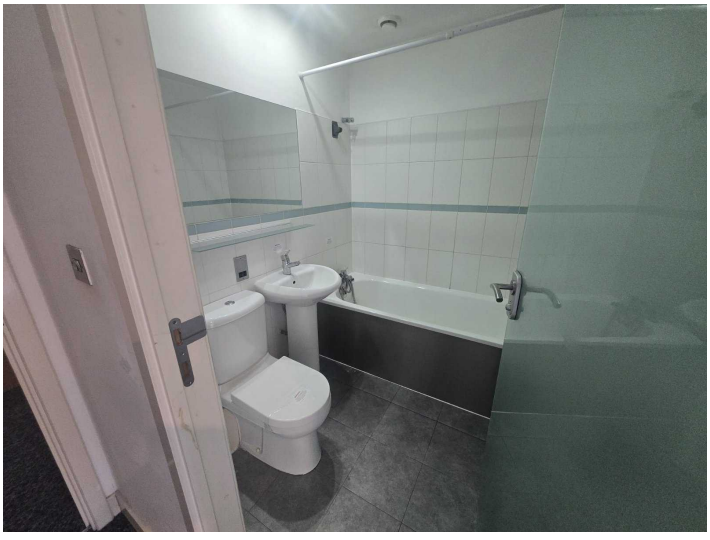




Flat 55, The Habitat, Woolpack Lane, Nottingham, Nottinghamshire, NG1

Asking Price: £110,000

Leasehold

Other important information which you will need to know about this property can be found at reedsrains.co.uk

Property

Details
A welllocated twobedroom leasehold apartment in The Habitat, offered chainfree and sold as seen, ideal for cash buyers seeking a competitively priced citycentre investment. The property benefits from a long lease of 973 years remaining, approximately 614 sq ft of living space, and secure building access. Due to the EWS1 B2 rating, the property is not suitable for mortgage lending, making this an excellent opportunity for cash purchasers.

Key Features
CASH BUYERS ONLY

CHAINFREE

SOLD AS SEEN

EWS1 Certificate – B2 Rating (unmortgageable; suitable for cash buyers)

973 years remaining on the lease

Ground rent £250 per annum (fixed for first 25 years; RPI review thereafter)

Next ground rent review: January 2028

Two bedrooms

Approx. 614 sq ft

Openplan lounge/kitchen

Bathroom with threepiece suite

Secure entry system

Lift access

Popular Lace Market / Hockley location

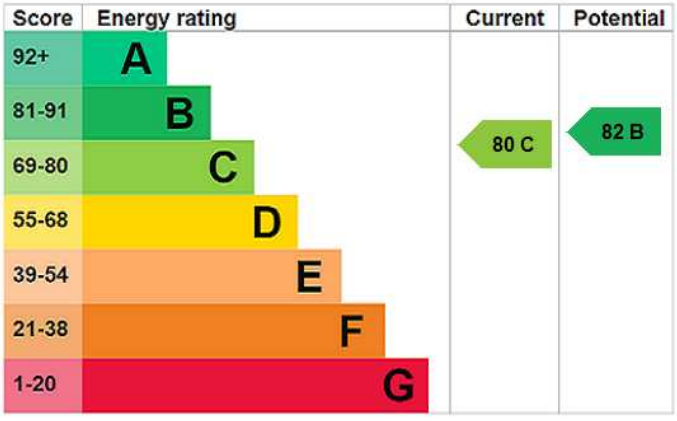
Ideal investment opportunity

Reeds Rains are pleased to present Flat 55, The Habitat, a wellproportioned twobedroom apartment situated in the heart of Nottingham's Lace Market district. This property is offered chainfree and sold as









seen, providing a straightforward and attractive opportunity for cash buyers.

The apartment offers approximately 614 square feet of accommodation, featuring an openplan living and kitchen area, two bedrooms, and a bathroom with a modern threepiece suite. The building benefits from secure fob entry, lift access, and a communal courtyard area.

With 973 years remaining on the lease, a ground rent of £250 per annum (fixed for the first 25 years and reviewed on an RPI basis thereafter), the property offers longterm stability for investors.

Please note: An EWS1 certificate is available, but the building currently holds a B2 rating, meaning the property is not suitable for mortgage lending. As such, the sale is restricted to cash buyers only.

This apartment represents an excellent opportunity for investors seeking a competitively priced citycentre property with strong rental demand.

Lease & Financial Information
Lease length: 973 years remaining

Ground rent: £250 per annum (fixed for first 25 years; RPI review thereafter)

Next ground rent review: January 2028

Service charge: To be confirmed

Important Notes
CASH BUYERS ONLY due to EWS1 B2 rating

SOLD AS SEEN

CHAINFREE

EWS1 certificate available upon request

Charges
Council Tax Band:

EPC Rating: C

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