

HoldenCopley

PREPARE TO BE MOVED

Binding House, Binding Close, Carrington, Nottinghamshire NG5 1RG

Guide Price £130,000 - £145,000

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IDEAL FOR FIRST-TIME BUYERS...

Welcome to this two-bedroom third-floor flat, perfect for first-time buyers! Situated in a popular location, it offers convenient access to a variety of local amenities such as shops, restaurants, and excellent transport links connecting you effortlessly to Nottingham City Centre. Upon entering, you're greeted by an inviting open-plan living kitchen area. The layout includes a spacious double bedroom featuring access to an en-suite bathroom. Additionally, there's another double bedroom and a three-piece bathroom suite, offering convenience for everyday living. Outside, the property boasts an allocated parking space.

MUST BE VIEWED





- Third Floor Flat
- Two Bedrooms
- Open Living Area
- Fitted Kitchen
- Bathroom & En-Suite
- Allocated Parking
- Leasehold
- Close To Local Amenties
- Popular Location
- Must Be Viewed





ACCOMMODATION

Entrance Hall

The entrance hall has laminate wood-effect flooring, a radiator, a wall-mounted intercom system, an in-built storage cupboard and a single door providing access into the accommodation.

Kitchen Living Space

18'8" x 13'9" (5.69m x 4.20m)

The kitchen has a range of fitted base and wall units with a rolled-edge worktops, a stainless steel sink with a drainer and mixer tap, an integrated oven, gas hob and extractor fan. Space and plumbing for a washing machine, the living area has a radiator, an in-built storage cupboard, laminate wood-effect flooring and two double-glazed windows.

Master Bedroom

13'2" x 10'1" (4.03m x 3.08m)

The main bedroom as laminate wood-effect flooring, a radiator, access to the en-suite and a double-glazed window.

En-Suite

7'2" x 3'6" (2.19m x 1.08m)

The en-suite has a low level dual flush W/C, a pedestal wash basin, a shower enclosure with a shower fixture, a radiator, an extractor fan, a wall-mounted electric shaving point, partially tiled walls and vinyl flooring.

Bedroom Two

9'6" x 7'11" (2.92m x 2.43m)

The second bedroom has laminate wood-effect flooring, a radiator and a double glazed window.

Bathroom

8'0" x 4'7" (2.45m x 1.41m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath with a handheld shower head, a radiator, an extractor fan, partially tiled walls and vinyl flooring.

OUTSIDE

Outside has an allocate parking space.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media

Broadband Speed - Ultrafast Broadband available with the highest download speed at 1000Mbps & Highest upload speed at 50Mbps

Phone Signal – Good coverage of Voice, 3G, 4G & 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – Yes

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating – Nottingham City Council - Band B

This information was obtained through the directgov website.

HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:

Property Tenure is Leasehold

Service Charge in the year marketing commenced (£PA): £2110.96

Ground Rent in the year marketing commenced (£PA): £90

Property Tenure is Leasehold. Term : 125 years from 1 January 2002 Term remaining 103 years.

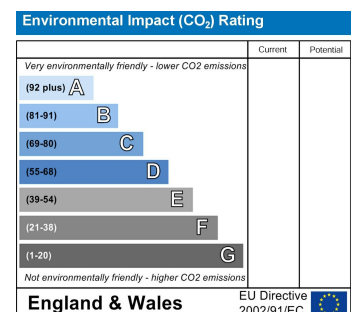
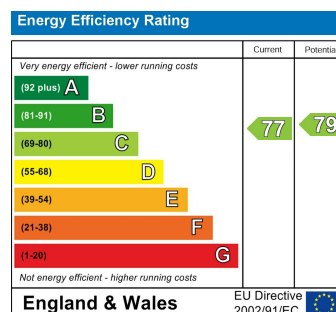
The information regarding service charges and ground rent has been obtained from the vendor. HoldenCopley have checked the most recent statement for ground rent and service charge and have obtained the lease length via the Land registry.

HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase. The information will be confirmed by your solicitor via the management pack and Landlord pack where applicable. We strongly recommended that you contact your solicitor before entering into negotiations to confirm the accuracy of information.

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

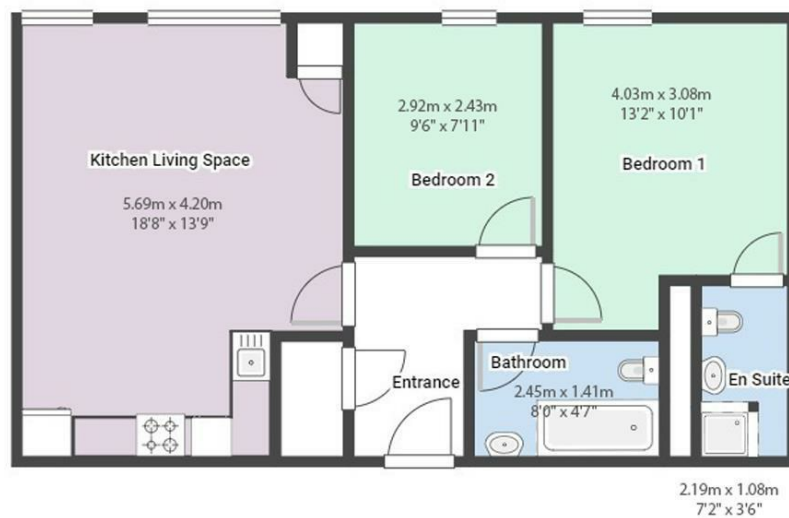
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or 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 HoldenCopley removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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