



## Flat 3, Binding House Binding Close, Nottingham - NG5 1RG

Guide Price £125,000 - £135,000

DavidJames  
the estate agent





## Flat 3

Binding House Binding Close,  
Nottingham

GUIDE PRICE £125,000-£135,000 Well-presented ground floor apartment offered with no chain and located just minutes from both Nottingham City Centre and Sherwood's vibrant high street! A must-view!

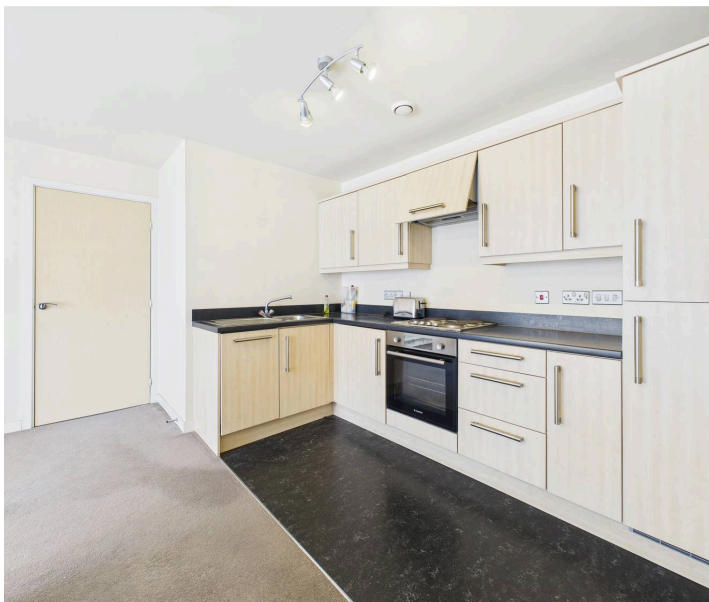
Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B

- Modern ground floor apartment
- Offered to the market with no upward chain
- Within easy reach of local amenities and Sherwood's vibrant shops, bars and restaurants
- Easy access to Nottingham City Centre via public transport links
- Bright and spacious open-plan lounge and kitchen area
- A full range of integrated kitchen appliances
- Two well-proportioned bedrooms (main bedroom with en-suite)
- Modern bathroom with a three-piece suite
- Combi boiler replaced in 2024 and with remaining warranty
- Allocated parking space









**Open-Plan Living**

5.79 x 4.23 m  
19'0" x 13'10"

**Bedroom Two**

3.00 x 2.48 m  
9'9" x 8'1"

**Bedroom One**

3.33 x 3.13 m  
10'10" x 10'3"

**Bathroom**

1.52 x 2.55 m  
5'0" x 8'4"

**En-Suite**

2.28 x 1.19 m  
7'5" x 3'10"

**Approximate total area<sup>(1)</sup>**

55.4 m<sup>2</sup>  
596 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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