

# HoldenCopley

PREPARE TO BE MOVED

Swale Grove, Bingham, Nottinghamshire NG13 8YT

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£150,000



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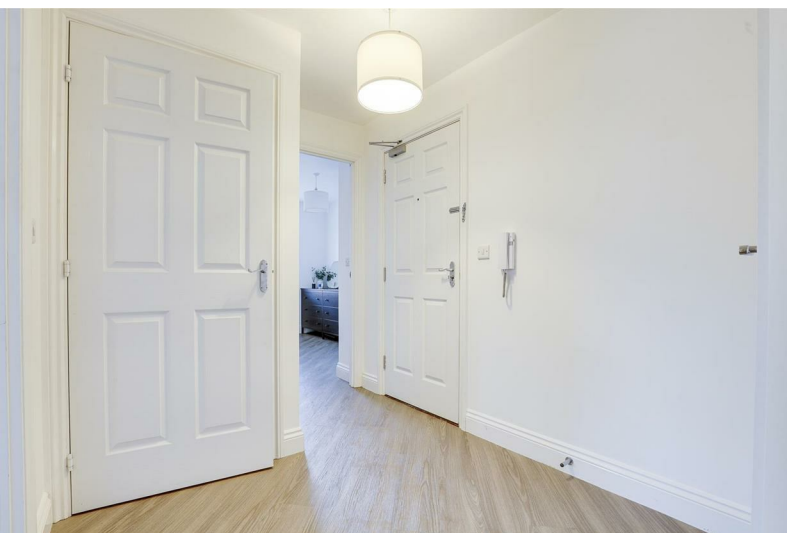




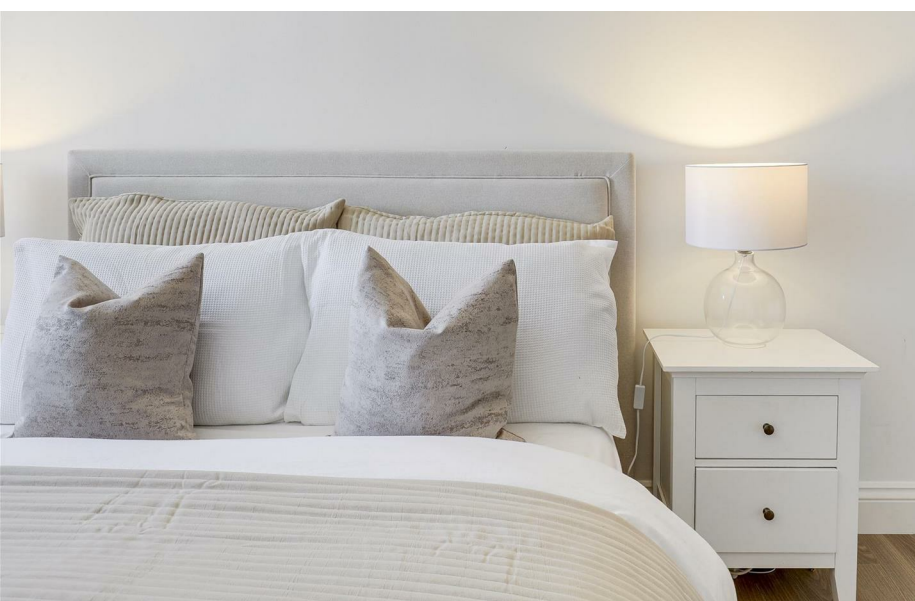
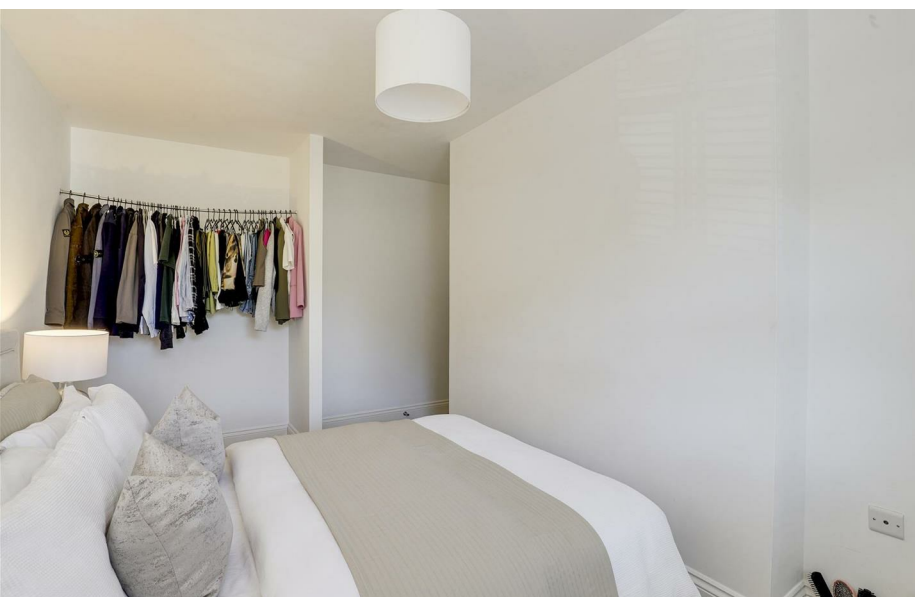
## NO UPWARD CHAIN...

This immaculate two-bedroom first-floor flat is the perfect home for anyone looking to move straight in without any need for work. Situated within easy reach of Bingham's vibrant shops, bustling marketplace, and diverse eateries, this property also benefits from excellent transport links, ensuring convenience at every turn. The accommodation features an open-plan living and kitchen space, designed for modern living and entertaining. The contemporary kitchen is fully equipped, offering ample storage and workspace. The stylish three-piece bathroom suite provides a sleek and functional space for daily routines. Two well-appointed bedrooms complete the interior. Externally, the property boasts an allocated parking space, ensuring ease and convenience for residents. With its pristine condition and prime location, this flat is an exceptional opportunity for those seeking a hassle-free move.

## MUST BE VIEWED







- First Floor Flat
- Two Bedrooms
- Open Plan Living Room & Kitchen
- Three Piece Bathroom Suite
- Allocated Parking Space
- New Boiler
- Leasehold
- Popular Location
- Beautifully Presented Throughout
- Must Be Viewed











## ACCOMMODATION

### Entrance Hall

The entrance hall has wood-effect flooring, a radiator, a wall-mounted phone intercom system and a single wooden door providing access into the accommodation.

### Living Kitchen Space

22'4" x 12'7" (6.81m x 3.84m)

This space has a range of fitted base and wall units with worktops, an integrated oven, a gas hob with an extractor fan, a stainless steel sink and a half with a drainer, space and plumbing for a washing machine, space for a fridge-freezer, wood-effect flooring, two radiators and three UPVC double-glazed windows.

### Master Bedroom

14'7" x 11'1" (4.46m x 3.38m)

The main bedroom has a UPVC double-glazed window, wood-effect flooring and a radiator.

### Bedroom Two

10'0" x 7'10" (3.06m x 2.40m)

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

### Bathroom

5'6" x 5'0" (1.69m x 1.53m)

The bathroom has a low level flush W/C, a pedestal wash basin, a fitted panelled bath with a mains-fed shower, a glass shower screen, wood-effect flooring, partially tiled walls, an extractor fan and recessed spotlights.

## OUTSIDE

Outside of the property there is an allocated 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- 1000 Mbps (Highest available download speed) 220 Mbps (Highest available upload speed)

Phone Signal – All 3G & 4G, most 5G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

## DISCLAIMER

Council Tax Band Rating - Rushcliffe Borough 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:

Service Charge in the year marketing commenced (£PA): £175

Service Charge in the year marketing commenced (£PA): £1,846.14  
Property Tenure is Leasehold. Term: 125 years from January 1st 2013 - Term remaining 114 years.

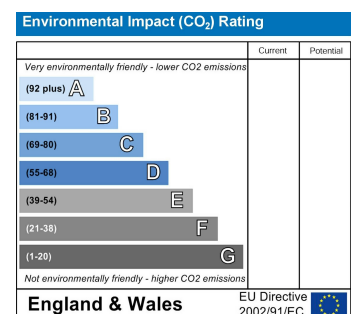
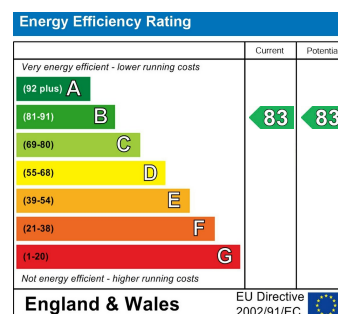
The information regarding service charges and ground rent has been obtained from the vendor. HoldenCopley have checked the most recent statement for ground rent and service charge and have obtained the lease length via the Land registry.

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.

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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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[www.holdencopley.co.uk](http://www.holdencopley.co.uk)

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