

Binding Close,  
, Nottingham  
NG5 1RG

**£135,000 Leasehold**



\*\* SHERWOOD LOCATION \*\*

Robert Ellis Estate Agents are delighted to offer to the market this FANTASTIC TWO BEDROOM, FLAT SITUATED IN A POPULAR COMPLEX WITHIN SHERWOOD, NOTTINGHAM.

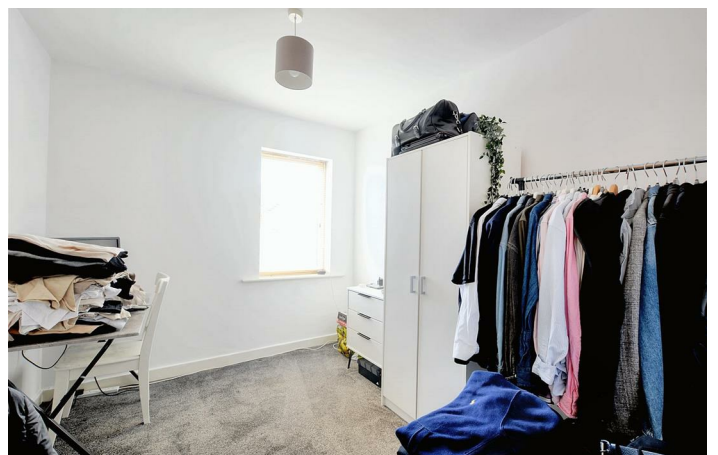
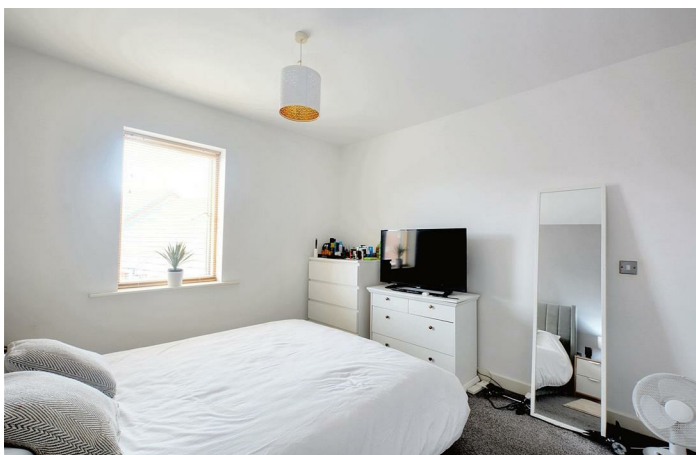
The complex offers lift access, intercom system and stairs. It is maintained well throughout and has a central location for young professionals.

It is ideally located within walking distance of Tesco Express, alongside Sherwood's high street which offers a mixture of restaurants, bars and retail shops. There are transport links on Hucknall Road, allowing access to Nottingham City centre and surrounding areas.

Upon entry, you are welcomed into the hallway which offers an ample storage cupboard and access into the open plan lounge kitchen with fitted units. This living space offers beautiful views over Nottingham, alongside comfortable living. Off the hallway is also the family bathroom, first bedroom with shower room en suite and second bedroom.

The home also offers an allocated parking space.

A viewing is HIGHLY RECOMMENDED to appreciate the opportunity that is at hand- Contact the office before it is too late!



### Entrance Hallway

10'5 x 8'8 approx (3.18m x 2.64m approx)

Entrance door to the front elevation leading into the Entrance Hallway. Wall mounted radiator. Ceiling light points. Large built-in storage cabinet. Intercom system. Internal doors leading into the Open Plan Lounge Kitchen Diner, Bedroom 1, 2 and Bathroom

### Open Plan Lounge Kitchen Diner

19'02 x 14'02 approx (5.84m x 4.32m approx)

Double glazed door leading to the Juliet balcony. Double glazed window to the rear elevation. Linoleum flooring and Carpeted flooring. Tiled splashbacks. Wall mounted radiator. Ceiling light points. Range of matching wall, base and drawer units incorporating worksurfaces over. Stainless steel sink and drainer unit with swan neck dual heat tap above. Integrated oven. 4 ring hob with extractor unit above. Space and point for freestanding fridge freezer. Space and plumbing for an automatic washing machine. Built-in storage cupboard housing gas central heating combination boiler. Ample space for dining table

### Bedroom 1

13'8 x 10'8 approx (4.17m x 3.25m approx)

Double glazed window to the rear elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point. Internal door leading into En-Suite Shower Room

### Bedroom 2

9'10 x 8'4 approx (3.00m x 2.54m approx)

Double glazed window to the rear elevation. Carpeted flooring. Wall mounted radiator. Ceiling light point.

### En-Suite Shower Room

3'11 x 7'07 approx (1.19m x 2.31m approx)

Tiled splashbacks. Wall mounted radiator. Ceiling light point. Extractor unit. White 3 piece suite comprising of a walk-in shower enclosure with mains fed shower above, pedestal hand wash basin with dual heat tap and a low level flush WC

### Bathroom

8'5 x 5' approx (2.57m x 1.52m approx)

Tiled splashbacks. Wall mounted radiator. Ceiling light point. Extractor unit. Shaver point. White 3 piece suite

comprising of a panel bath with handheld shower attachment, pedestal hand wash basin with dual heat tap and a low level flush WC

### Agents Notes: Additional Information

Council Tax Band: B

Local Authority: Nottingham City

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 20mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

Flood Defences: No

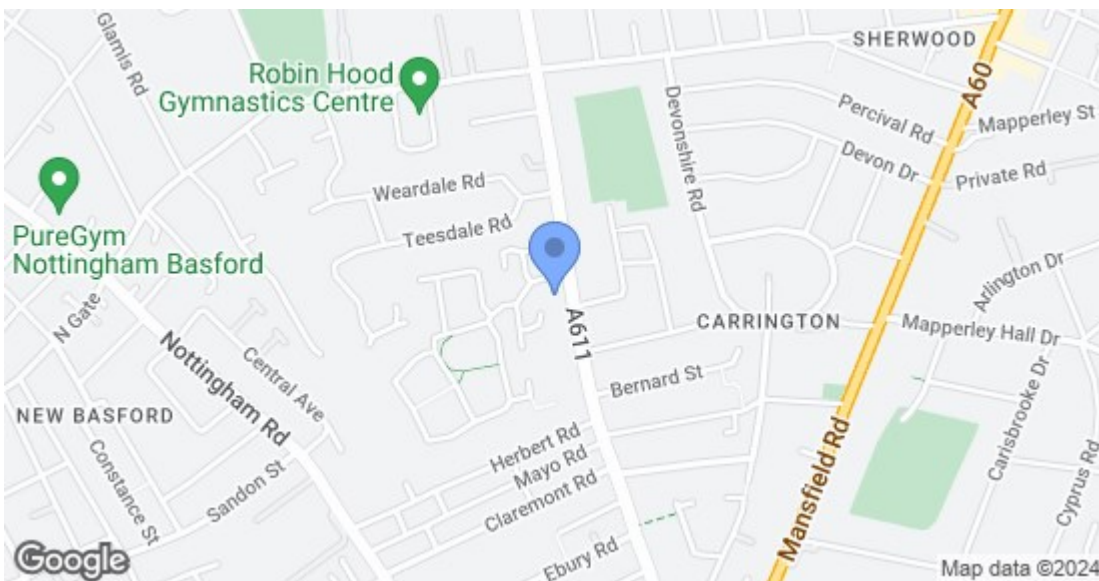
Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No



**Robert Ellis**  
ESTATE AGENTS



| Energy Efficiency Rating  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs                     |  |                         |           |
| (92 plus) A   |  | 82                      | 82        |
| (81-91) B   |  |                         |           |
| (69-80) C   |  |                         |           |
| (55-68) D   |  |                         |           |
| (39-54) E   |  |                         |           |
| (21-38) F   |  |                         |           |
| (1-20) G  |  |                         |           |
| Not energy efficient - higher running costs                     |  |                         |           |
| <b>England &amp; Wales</b>                                      |  | EU Directive 2002/91/EC |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) A   |  |                         |           |
| (81-91) B   |  |                         |           |
| (69-80) C   |  |                         |           |
| (55-68) D   |  |                         |           |
| (39-54) E   |  |                         |           |
| (21-38) F   |  |                         |           |
| (1-20) G  |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| <b>England &amp; Wales</b>                                      |  | EU Directive 2002/91/EC |           |

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.