



**18 Eden Walk, Bingham, Nottinghamshire,
NG13 8YZ**

£160,000
Tel: 01949 836678

 **RICHARD
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An excellent opportunity to purchase a well proportioned two double bedroom first floor apartment, located within this established development constructed by Redrow Homes in 2013, finished to a high specification including security access to the communal entrance door and allocated parking space.

The property offers accommodation approaching 700 sq ft and provides a light and airy living space comprising generous initial entrance hall with an excellent level of storage, open plan reception with contemporary kitchen off with integrated appliances and benefitting from a dual aspect with double glazed window to the rear and French doors with Juliet balcony to the front affording wonderful far reaching panoramic views.

There are two double bedrooms, the master benefitting from ensuite facilities as well as a separate bathroom. The property has neutral decoration and benefits from modern electric heating.

Overall viewing comes highly recommended to appreciate both the location and accommodation on offer.

BINGHAM

The market town of Bingham is well equipped with amenities including a range of shops, primary and secondary schools, doctors and dentists, leisure centre and railway station with links to Nottingham and Grantham. The town is conveniently located for commuting situated at the intersection of the A52 and A46 and with good road links to the A1 and M1.

A SECURITY ENTRANCE DOOR ON THE GROUND FLOOR GIVES ACCESS THROUGH INTO THE COMMUNAL HALLWAY WHICH HAS STAIRS TO THE FIRST FLOOR AND ACCESS TO THE PRIVATE ENTRANCE OF THE APARTMENT.

ENTRANCE HALL

Having two built in cupboards, one being a cloaks cupboard and housing the electrical consumer unit the other being an airing cupboard housing the pressurised hot water system, wall mounted intercom for security door access, central heating thermostat, electric heater, UPVC double glazed window and door to:

LIVING / DINING KITCHEN

22'11 x 11'9 (6.99m x 3.58m)



A well proportioned open plan light and airy space offering approximately 270 sq ft of floor area, benefitting from a dual aspect with double glazed window to the rear and double glazed French doors with Juliet balcony to the front affording far reaching elevated views.



The kitchen is appointed with a generous range of contemporary wall, base and drawer units, full height pull

out larder unit, square edge preparation surfaces with inset stainless steel one and a third bowl sink and drainer unit, Smeg four ring ceramic hob with splashback and chimney hood over, single oven beneath, integrated fridge and freezer, built in washing machine, ceiling mounted extractor and double glazed window to the rear.



The generous reception space is large enough to accommodate both living and dining areas, flooded with light having double glazed French doors with Juliet balcony, two electric heaters, two ceiling light points.

BEDROOM 1

12'6 max x 10'1 (3.81m max x 3.07m)



Having built in full height wardrobes, electric heater, UPVC double glazed French doors with Juliet balcony to the front and door to:

ENSUITE SHOWER ROOM

7'7 x 5'11 (2.31m x 1.80m)



Having shower enclosure with bi-fold screen and wall mounted shower mixer, close coupled wc, half pedestal

wash basin with mirrored splashback, contemporary towel radiator, ceiling mounted extractor and shaver point.

BEDROOM 2

13'0 x 8'0 (3.96m x 2.44m)



A further double bedroom having electric heater, UPVC double glazed window with aspect to the front.

BATHROOM

6'6 x 6'6 (1.98m x 1.98m)



Having panelled bath with wall mounted shower mixer and glass screen, close coupled wc, half pedestal wash basin with mirrored splashback, contemporary towel radiator and UPVC double glazed window.

EXTERIOR

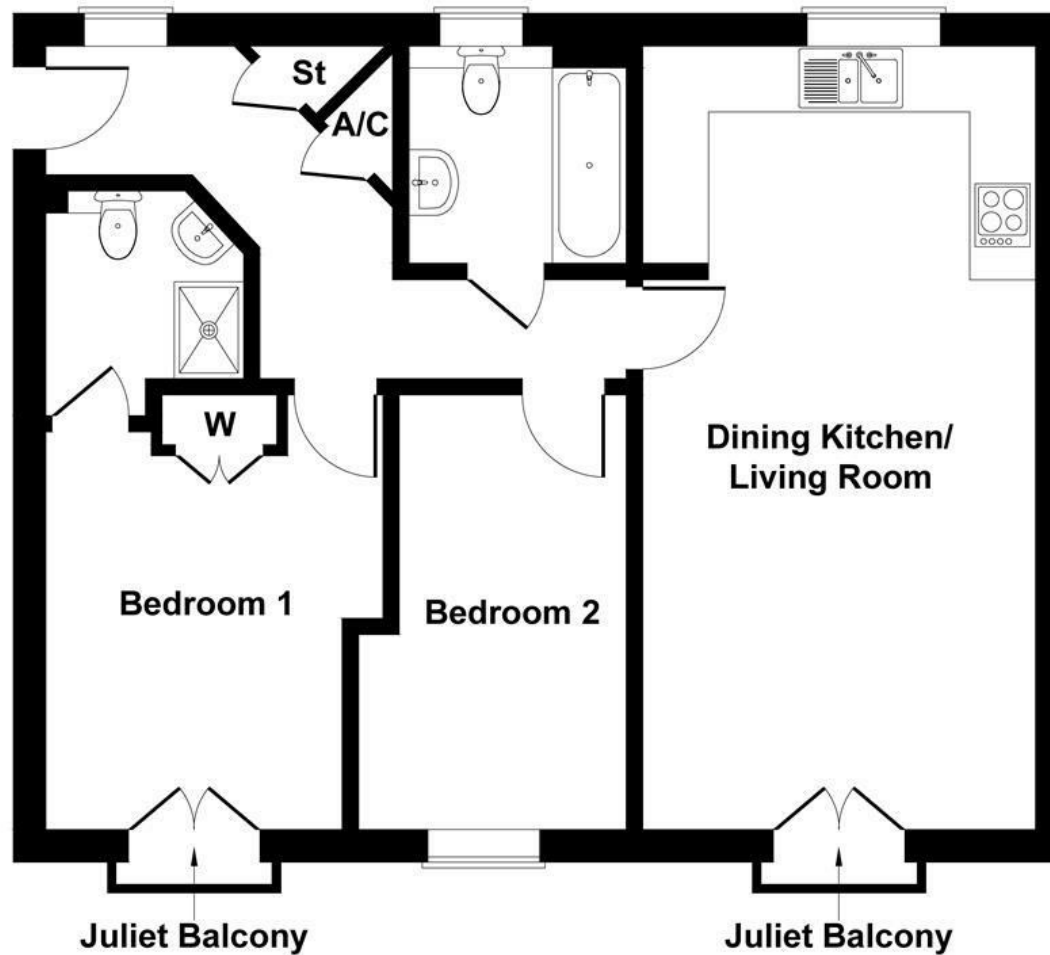
The property occupies a pleasant position with open aspect across a green area to the front. To the rear is a tarmac car park with allocated parking space belonging to the property.

COUNCIL TAX BAND

Rushcliffe Borough Council - Tax Band B.

LEASE DETAILS

The property is Leasehold and the Lease is for 125 years from 2013. The current annual Ground Rent is £125 (payable in two £62.50 instalments). The maintenance charge is approximately £70.70 per month (£850 per annum). We understand these figures are correct at the time of preparing these details but could be subject to change.



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2022



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	66	66
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

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Thinking of selling? For a FREE no obligation quotation call 01949 836678



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