



17 Swale Grove, Bingham,  
Nottinghamshire, NG13 8YT

Offers Over £135,000  
Tel: 01949 836678

 **RICHARD  
WATKINSON**  
PARTNERS  
Surveyors, Estate Agents, Valuers, Auctioneers



A contemporary second floor, two double bedroomed apartment, completed by Miller Homes in 2013 and offering accommodation approaching 600 sq.ft., located in a convenient position within walking distance of the heart of this well sought after and much requested market town.

The property benefits from secure intercom access with a communal stairway rising to the second floor and, in turn, a private entrance door to the apartment. Internally the apartment offers an excellent level of accommodation comprising an initial entrance hall with a good level of storage which leads through into an open plan living/dining kitchen, the kitchen area being appointed with a generous range of units and integrated appliances, affording multiple windows with elevated views. In addition there are two double bedrooms, the master of which offers fitted wardrobes, and a tastefully appointed, upgraded, contemporary shower room.

In addition the property benefits from gas central heating and UPVC double glazing as well as neutral decoration throughout and would be ideal for a wide range of prospective purchasers.

To the exterior of the property is an allocated parking situated in a courtyard setting with additional visitor parking. The property has a pleasant elevated aspect across to the Linear Nature Reserve.

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.

AN ENTRANCE DOOR LEADS THROUGH INTO:

## ENTRANCE HALL

10'10" max x 7'2" max (3.30m max x 2.18m max)



A well proportioned entrance hall having a built in cupboard, central heating radiator, wall mounted intercom to security door, access to loft space above and further doors leading to:

## OPEN PLAN LIVING/DINING KITCHEN

23'6" max x 12'7" max (7.16m max x 3.84m max)



A well proportioned, open plan space which provides a

living/dining area open plan to the kitchen which is fitted with a generous range of built in, contemporary, wall base and drawer units with brush metal fittings and laminate preparation surfaces, inset sink and drain unit with chrome mixer tap, metro style tiled splash backs, integrated appliances including stainless steel finish gas hob with single oven beneath and chimney hood over, plumbing for washing machine, space for free standing fridge freezer, gas boiler concealed behind kitchen cupboard and double glazed window.

The living area provides a spacious reception large enough to accommodate both seating and dining having two central heating radiators, wall mounted contemporary electric fire and two double glazed windows.

RETURNING TO THE ENTRANCE HALL FURTHER DOORS LEAD TO:





**BEDROOM 1**  
14'9" x 7'11" min (4.50m x 2.41m min)



A double bedroom having a useful shelved alcove with built in wardrobes, central heating radiator and double glazed window.

**BEDROOM 2**  
9'10" x 8' (3.00m x 2.44m)



A further double bedroom having central heating radiator and double glazed window.

**SHOWER ROOM**  
7'11" max x 5'8" max (2.41m max x 1.73m max)



Appointed with a contemporary suite comprising large double width shower enclosure with sliding screen and wall mounted shower mixer with both independent

handset and rainwater rose over, close coupled WC and washbasin with chrome mixer tap and tiled splash backs and central heating radiator.

## EXTERIOR



The property occupies a convenient location close to the entrance to this popular development and, although there are no official garden associated with the apartment, the property is located across the road from the pretty Linear Nature Reserve offering a pleasant woodland walk. The properties do however occupy a courtyard style setting with both visitor and owner parking with an allocated parking space for the apartment.





### COUNCIL TAX BAND

Rushcliffe Borough Council - Band B

### TENURE

Leasehold

### ADDITIONAL NOTE

The Lease is 125 years from 1st January 2013.

We have been informed by the vendor that the current ground rent per annum is £175.00, plus an additional service charge of £1,566.50 per annum. There is a fee payable to the management company for sale or letting of

£75 per applicant.

We are informed the property is on mains gas, electric, drainage and water (information taken from Energy performance certificate and/or vendor).

### ADDITIONAL INFORMATION

Please see the links below to check for additional information regarding environmental criteria (i.e. flood assessment), school Ofsted ratings, planning applications and services such as broadband and phone signal. Note Richard Watkinson & Partners has no affiliation to any of the below agencies and cannot be responsible for any incorrect information provided by the individual sources.

Flood assessment of an area: \_

<https://check-long-term-flood-risk.service.gov.uk/risk#>

Broadband & Mobile coverage:-

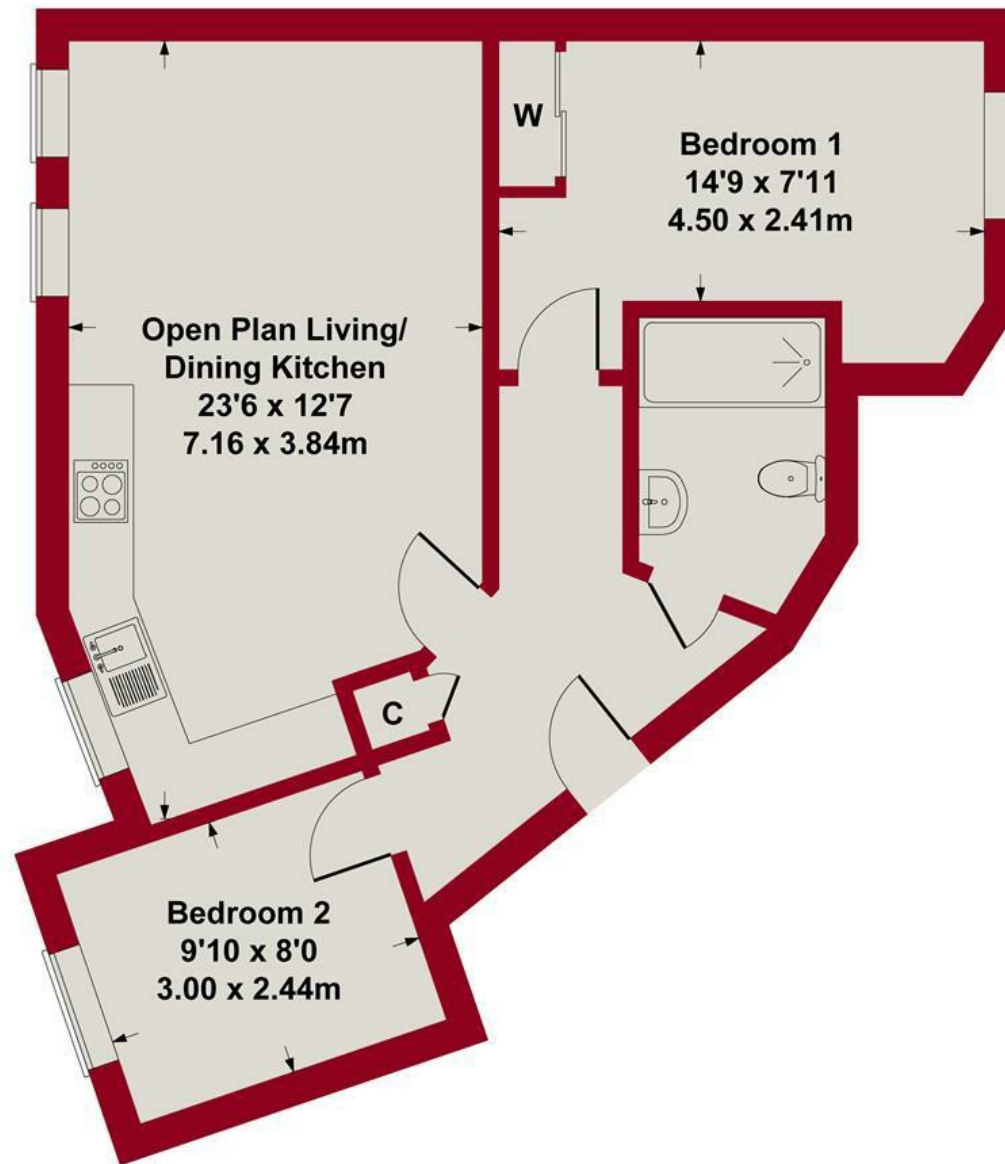
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

School Ofsted reports:-

<https://reports.ofsted.gov.uk/>

Planning applications:-

<https://www.gov.uk/search-register-planning-decisions>



**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.

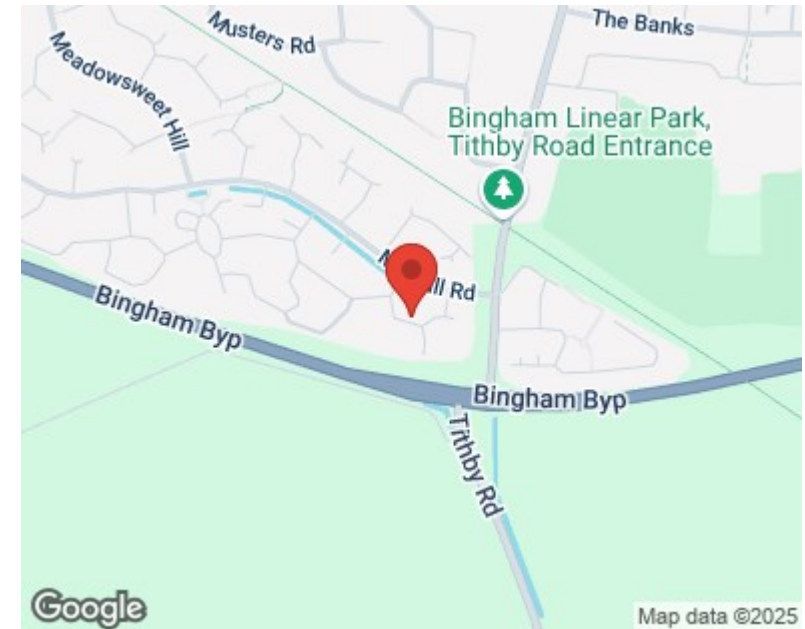
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	81	81
England & Wales		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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> 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.*

*As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.*

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



**RICS**



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