



5 Eden Walk, Bingham, Nottinghamshire,
NG13 8YZ

£165,000
Tel: 01949 836678

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

- 1st Floor Apartment
- 2 Double Bedrooms
- Open Plan Living Kitchen
- Contemporary Fixtures & Fittings
- Viewing Highly Recommended
- Originally Completed By Redrow Homes In 2013
- Ensuite & Main Bathroom
- Allocated Parking Space
- Attractive Elevated Views

An opportunity to purchase a thoughtfully designed first floor apartment originally completed by Redrow Homes in 2013 and offering in the region of 690 sq.ft. of internal accommodation. The property benefits from UPVC double glazing, modern electric heating, contemporary fixtures and fittings and neutral decoration.

The accommodation comprises a well proportioned entrance hall with an excellent level of storage leading through into a generous open plan living/dining kitchen which benefits from a dual aspect with attractive elevated views. In addition there are two double bedrooms, the master of which benefits from ensuite facilities, and separate main bathroom.

The property occupies an excellent location with easy access to the heart of the town and is situated within communal grounds with an allocated parking space.

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.

THE PROPERTY IS INITIALLY ACCESSED BY SHARED INTERCOM INTO WHAT IS A COMMUNAL HALLWAY AND STAIRWELL WHICH RISES TO THE FIRST FLOOR AND, IN TURN, THE PRIVATE ENTRANCE DOOR FOR THE APARTMENT WHICH LEADS THROUGH INTO:

ENTRANCE HALL

A well proportioned entrance hall with an excellent level of storage having two built in cupboards, one of which houses the hot water system, and further doors leading to:

OPEN PLAN LIVING/DINING KITCHEN

23' x 12'5" (7.01m x 3.78m)

A fantastic, well proportioned space, benefitting from a dual aspect with Juliette balcony and French doors looking out onto an adjacent green but also elevated views to the side across Bingham and up to the village of Newton.

In The room is of generous proportions, large enough to combine both a living and dining space which is open plan to a contemporary fitted kitchen with a generous range of wall, base and drawer units with chrome door furniture, two runs of laminate preparation surfaces, one with inset stainless steel sink and drain unit with chrome swan neck mixer tap, integrated appliances including single oven, electric hob over with brushed metal chimney hood and fridge freezer and plumbing for washing machine,

Returning to the entrance hall further doors lead to:

BEDROOM 1

12'6" max x 10'2" max (3.81m max x 3.10m max)

A well proportioned double bedroom benefitting from ensuite facilities, having fitted wardrobes, double glazed French doors with Juliette balcony overlooking a central green and a further door leading through into:

ENSUITE SHOWER ROOM

5'11" x 5'4" (1.80m x 1.63m)

Fitted with a three piece contemporary suite comprising double width shower enclosure with glass screen and wall mounted shower mixer, close coupled WC and half pedestal washbasin with chrome mixer tap and tiled splash backs, wall mounted shaver point and double glazed window.

BEDROOM 2

12'9" x 8'6" (3.89m x 2.59m)

A further double bedroom having double glazed window overlooking a central green.

BATHROOM

6'9" x 6'5" (2.06m x 1.96m)

Having a three piece white suite comprising panelled bath with shower over, close coupled WC and half pedestal washbasin with chrome mixer tap and mirrored splash back.

EXTERIOR

This property occupies an excellent location with elevated views, situated within communal grounds with a single allocated parking space.

COUNCIL TAX BAND

Rushcliffe Borough Council - Band B

TENURE

Leasehold

LEASE DETAILS

The property is Leasehold and the Lease is for 125 years from 2013. The current annual Ground Rent is £185 (payable in two £92.50 instalments). The maintenance service charge is approximately £84.17 per month (£1,068.64 per annum (£534.32 per half year)). We understand these figures are correct at the time of preparing these details but could be

subject to change.

The property is understood to have mains drainage, electricity and water. Heating is by way of modern electric radiators (information taken from Energy performance certificate and/or vendor).

ADDITIONAL NOTES

The property is understood to have mains drainage, electricity and water. Heating is by way of modern electric radiators (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/>

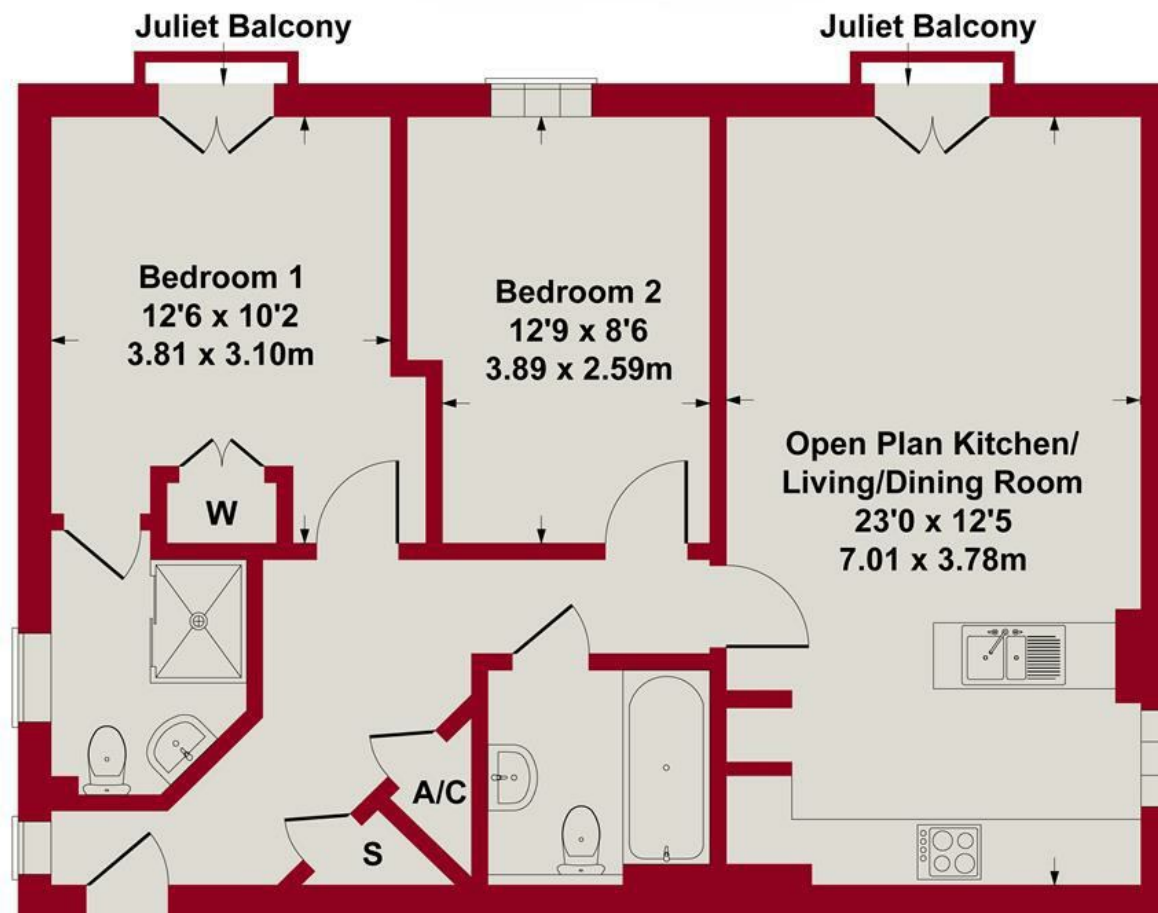
Planning applications:-

<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.

Produced by Potterplans Ltd. 2025



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		
	78	84
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.

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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