



20 Eden Walk, Bingham, Nottinghamshire,  
NG13 8YZ

Chain Free £169,995

Tel: 01949 836678

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



- 1st Floor Apartment
- 2 Double Bedrooms
- Fantastic Open Plan Living/Dining Kitchen
- Wonderful Elevated Views
- Approaching 700 Sq.Ft.
- Ensuite & Main Bathroom
- Allocated Parking Space
- Viewing Highly Recommended

An excellent opportunity to purchase one of these well thought out, spacious apartments offering accommodation approaching 700 sq.ft. and occupying a pleasant first floor position which affords fantastic elevated views.

Originally completed around 2013 by Redrow Homes to a well thought out design comprising an initial entrance hall with a good level of integrated storage leading through into a superb, open plan, light and airy dual aspect kitchen/living area which benefits from windows to two elevations including a Juliette balcony which affords an aspect across to a central green. This area is a great space large enough to accommodate both a living and dining space and opening out into a well appointed, contemporary, kitchen. In addition there are two double bedrooms, the main benefitting from integrated wardrobes and ensuite facilities, and separate bathroom.

In addition the property offers modern electric heating, UPVC double glazing, neutral decoration, contemporary fixtures and fittings and benefits from 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.

A SECURITY ENTRANCE ON THE GROUND FLOOR GIVES ACCESS THROUGH INTO THE COMMUNAL STAIRWELL WHICH, IN TURN, RISES TO THE FIRST FLOOR WHERE THE PROPERTY CAN BE ACCESSED BY ITS PRIVATE ENTRANCE DOOR INTO:

### **INITIAL ENTRANCE HALL**

Having security intercom to give remote access to the ground floor entrance door, built in airing cupboard, additional cloaks cupboard, wall mounted electric heater, double glazed window to the side and further doors leading to:

### **OPEN PLAN LIVING KITCHEN**

23' x 11'9" (7.01m x 3.58m)

A fantastic open plan, light and airy, contemporary space benefitting from windows to two elevations including Juliette balcony overlooking a green area to the side. The kitchen window affords excellent panoramic views across Bingham and the Nottinghamshire

countryside beyond. The room is open plan but provides two separate areas with the reception area large enough to accommodate both a living and dining space, having an electric heater and double glazed French doors. This in turn is open plan to the kitchen which is fitted with a generous range of gloss fronted wall, base and drawer units with two runs of laminate preparation surfaces, one with inset stainless steel sink and drain unit, integrated appliances including electric hob with chimney hood over and single oven beneath, fridge and freezer, plumbing for washing machine and double glazed window to the side.

RETURNING TO THE INITIAL ENTRANCE HALL FURTHER DOORS LEAD TO:

### **BEDROOM 1**

12'8" including wardrobes x 9'2" (3.86m including wardrobes x 2.79m)

A pleasant double bedroom benefitting from ensuite facilities as well as offering fitted wardrobes, double glazed French doors and Juliette balcony overlooking a central green. The room having an electric heater and a further door leading through into:

### **ENSUITE SHOWER ROOM**

7'4" max x 5'10" max (2.24m max x 1.78m max)

Appointed with a contemporary three piece white suite comprising shower enclosure with bifold screen, half pedestal washbasin with chrome mixer tap and mirrored splash back and close coupled WC, shaver point and double glazed window to the side.

### **BEDROOM 2**

12'10" x 8'2" max (3.91m x 2.49m max)

A further double bedroom which could be utilised as a second reception space having electric heater and double glazed window with pleasant aspect across to an adjacent central green.

### **BATHROOM**

6'6" x 6'5" (1.98m x 1.96m)

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

### **EXTERIOR**

The property occupies a pleasant position within this highly regarded and well served market town, located for ease of access to local amenities with communal grounds surrounding the apartments and 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 charge is approximately £84.17 per month (£1,010.04 per annum). We understand these figures are correct at the time of preparing these details but could be subject to change.

## ADDITIONAL NOTES

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

The property benefits from one allocated parking space.

## 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/>

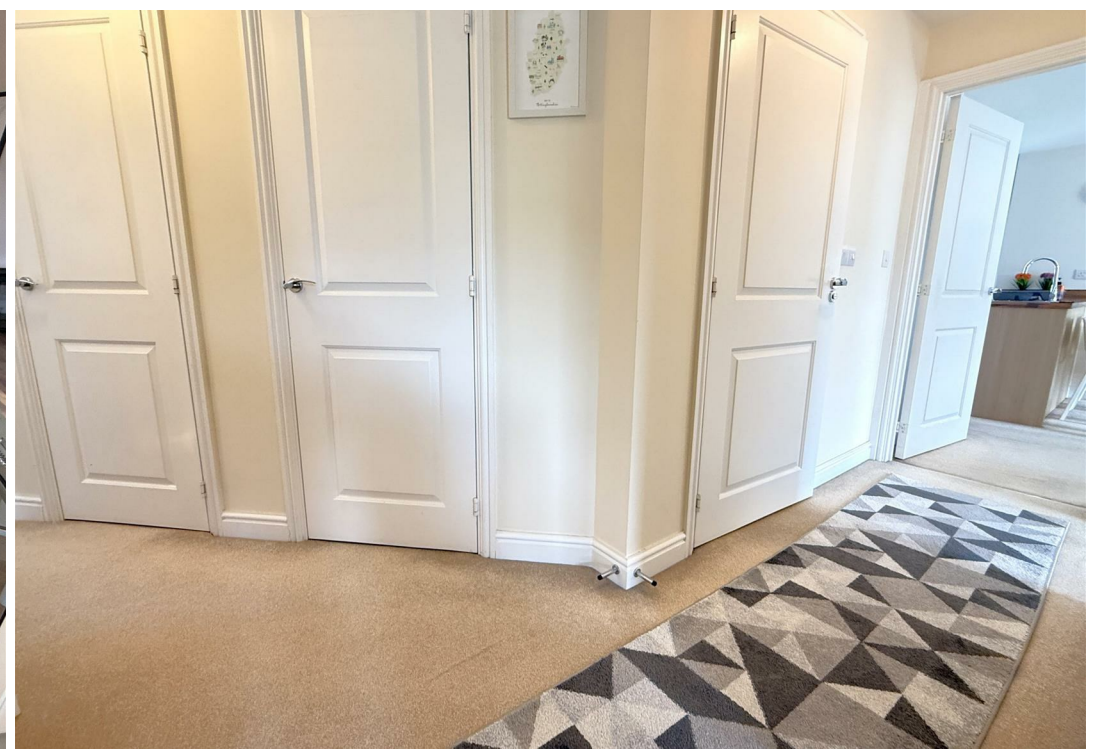
Planning applications:-

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









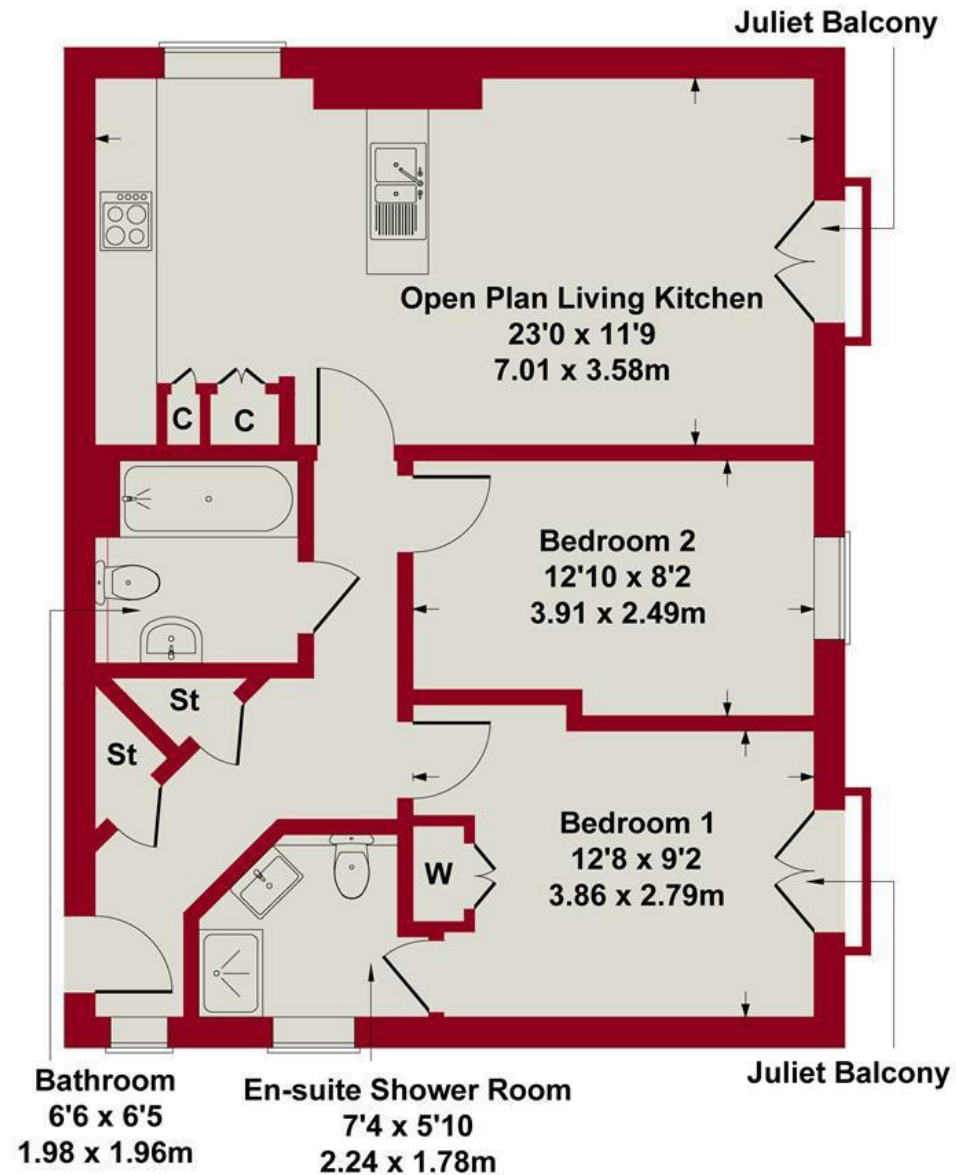












SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		70
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) 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		
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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