



19 Eden Walk, Bingham, Nottinghamshire,
NG13 8YZ

No Chain £165,000

Tel: 01949 836678

 **RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- First Floor Apartment
- In The Region Of 700 Sq.Ft.
- 2 Double Bedrooms
- Allocated Parking Space
- Viewing Highly Recommended
- Immaculately Presented
- Contemporary Fixtures & Fittings
- Ensuite & Main Bathroom
- No Upward Chain

A fantastic opportunity to purchase a well presented first floor, contemporary apartment originally completed in 2013 by Redrow Homes. The property has been immaculately kept since this time, being utilised as a second home and only occupied for up to 90 days a year. The property is beautifully presented throughout in neutral decoration with contemporary fixtures and fittings as well as having the opportunity to purchase additional furniture by separate negotiation.

The apartment offers a versatile level of relatively generous accommodation, lying in the region of 700 sq.ft., having a spacious entrance hall with an excellent level of storage, an open plan light and airy living space that leads through into a contemporary kitchen, two double bedrooms with the principle benefitting from ensuite facilities and separate, well appointed, bathroom.

In addition the property offers UPVC double glazing, modern electric heating and an allocated parking space.

The property is offered to the market with no upward chain and viewing comes highly recommended to appreciate the location and quality of accommodation.

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 GIVES ACCESS INTO AN INITIAL COMMUNAL STAIRWELL AND ENTRANCE HALL WITH STAIRCASE RISING TO THE FIRST FLOOR AND, IN TURN, THE PRIVATE ACCESS TO THE FLAT. THE MAIN ENTRANCE DOOR LEADS THROUGH INTO:

ENTRANCE HALL

A well proportioned entrance hall offering an excellent level of storage, having built in cloaks cupboard with hanging rail and storage shelf over, separate airing cupboard which houses the pressurised hot water system, wall mounted electric heater, double glazed window and further doors, in turn, leading to:

OPEN PLAN LIVING/DINING ROOM

22'10" x 11'9" (6.96m x 3.58m)

A fantastic, well proportioned, open plan, light and airy space which benefits from a dual aspect, having double glazed window to the rear and French doors with Juliet balcony to the front. This well proportioned space is perfect for everyday living and entertaining, comprising an initial reception area large enough to accommodate both a living and dining space and is open plan to a tastefully appointed contemporary kitchen fitted with a generous range of integrated units with gloss door fronts, having a U shaped configuration of preparation surfaces with inset sink and drain unit with chrome swan neck mixer tap, integrated appliances including single fan assisted oven, electric hob over with contemporary chimney hood fridge freezer and dishwasher, space for washing machine and pull out larder unit.

BEDROOM 1

12'8" x 9'5" min (3.86m x 2.87m min)

A well proportioned double bedroom benefitting from ensuite facilities, having a good level of storage with integrated wardrobes, electric heater, double glazed French doors and Juliet balcony and a further door leading through into:

ENSUITE SHOWER ROOM

6' min x 5'10" max (1.83m min x 1.78m max)

Appointed with a contemporary white 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 mirrored splash back, contemporary towel radiator, shaver point and wall mounted mirrored storage cupboard.

BEDROOM 2

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

A further double bedroom benefitting from integrated storage, having full height built in wardrobe with mirrored door fronts, electric heater and double glazed window.

BATHROOM

6'9" x 6'4" (2.06m x 1.93m)

Having a contemporary suite comprising panelled bath with chrome tap, shower and glass screen, close coupled WC and half pedestal washbasin with chrome mixer tap and mirrored splash back, contemporary towel radiator, built in storage cupboard and double glazed window.

EXTERIOR

The property occupies a pleasant position within this popular, established, development occupying mature communal grounds with a shared courtyard at the rear where there is a parking space belonging to the property.

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.

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>

Radon Gas:-

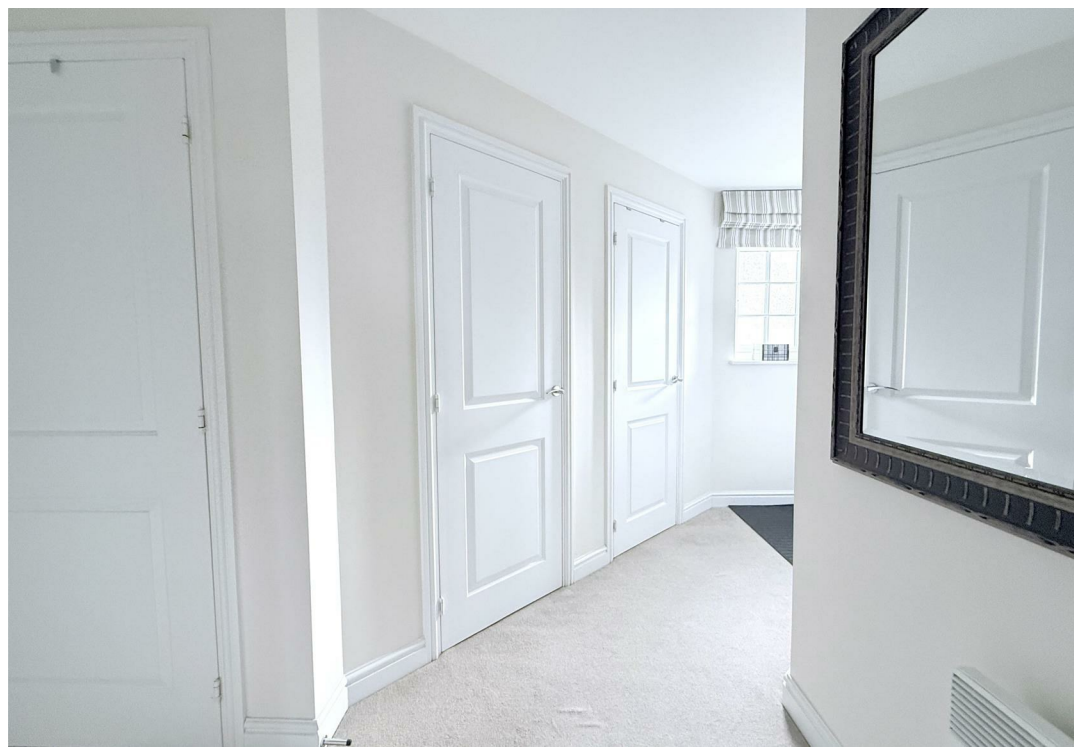
<https://www.ukradon.org/information/ukmaps>

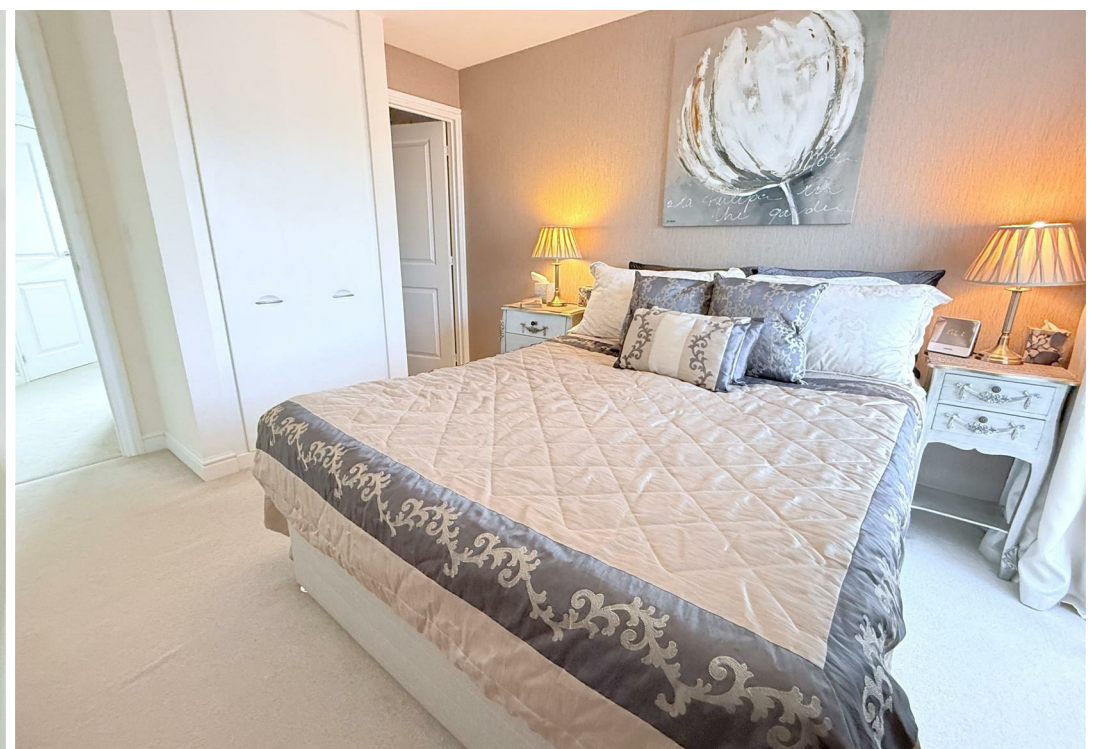
School Ofsted reports:-

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

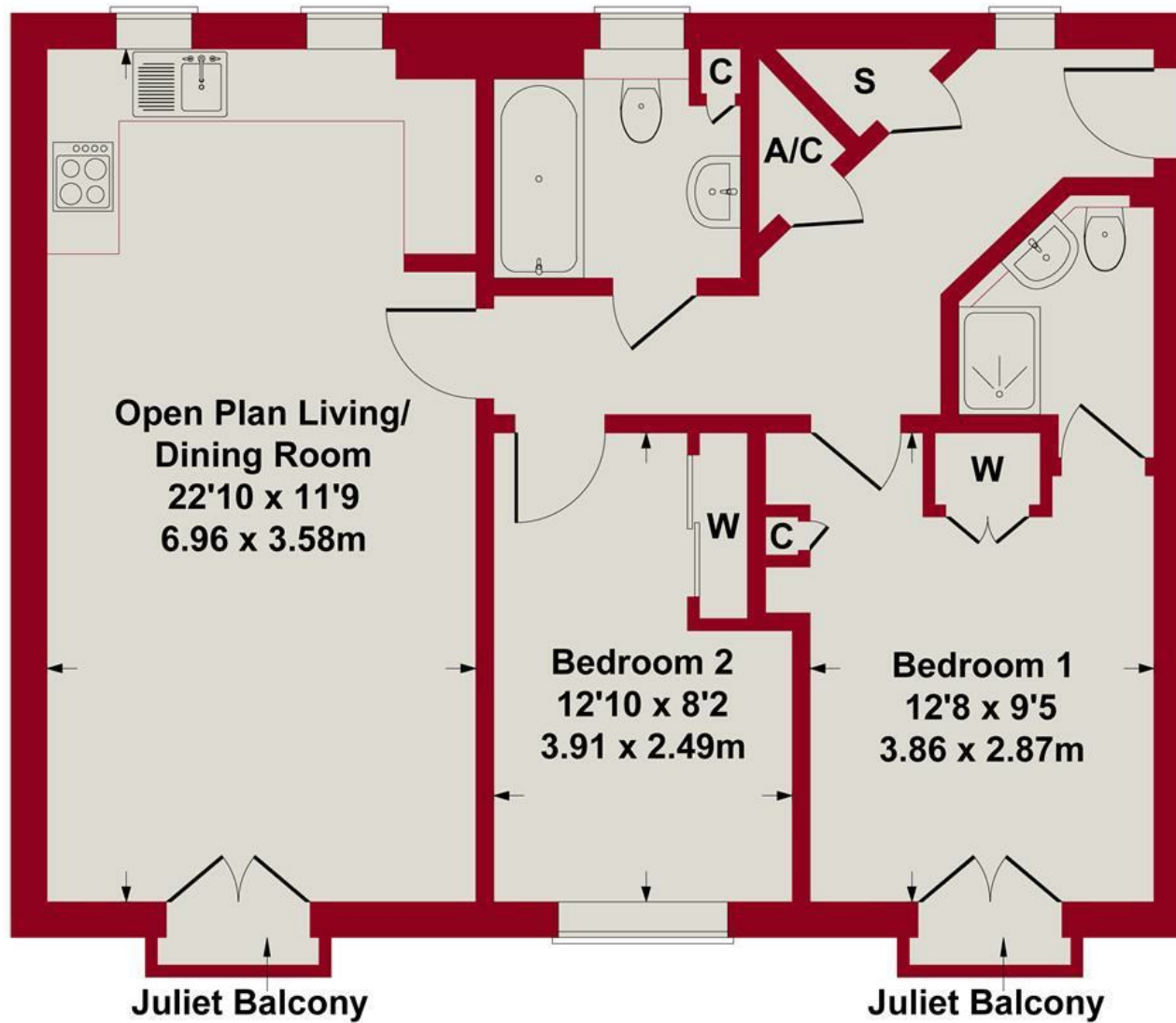
Planning applications:-

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







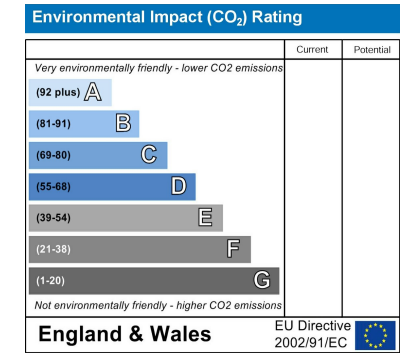
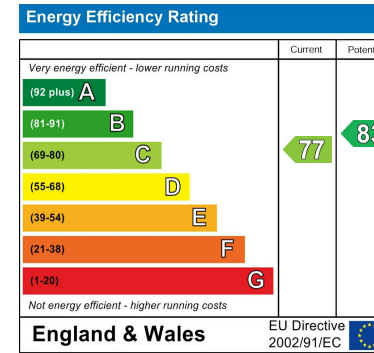


SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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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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



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