



2 Eden Walk, Bingham, Nottinghamshire,  
NG13 8YZ

No Chain £159,950

Tel: 01949 836678

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



- Ground Floor Apartment
- 2 Double Bedrooms
- Generous Open Plan Living Space
- Allocated Parking Space
- Approaching 700 sq ft
- Ensuite & Main Bathroom
- Fitted Kitchen
- No Upward Chain

We have pleasure in offering to the market this two double bedroomed ground floor apartment situated in this popular location within this well served market town.

The property offers accommodation comprising well proportioned entrance hall with a good level of storage, generous open plan living/dining area leading through into the kitchen fitted with a generous range of contemporary units and integrated appliances. There are two double bedrooms, the master having ensuite facilities and there is a separate bathroom.

The property benefits from modern electric heating and double glazing, recently redecorated throughout in neutral colours and is offered to the market with no upward chain.

The property occupies a pleasant position within the development with allocated parking space and is located within walking distance of local amenities.

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

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 IN TURN LEADS TO THE PRIVATE ENTRANCE DOOR OF THE APARTMENT:

### ENTRANCE HALL

Offering an excellent level of storage with two built in cupboards, one providing cloaks hanging space and the second housing the pressurised hot water system, deep skirting, modern electric heater, wall mounted security intercom for the communal entrance door.

### OPEN PLAN LIVING/DINING KITCHEN

23'0 x 11'9 (7.01m x 3.58m)

A well proportioned open plan space providing living and dining areas being open plan to the kitchen, flooded with light benefitting from three UPVC double glazed windows overlooking Mallow Way.

The kitchen is well appointed with a generous range of contemporary wall, base and drawer units, square edged preparation surfaces, peninsula unit with square bowl sink and drainer

unit. Integrated appliances include four ring ceramic hob with stainless steel splash back and stainless steel hood over, single oven beneath, plumbing for washing machine, integrated fridge and freezer and UPVC double glazed window. The sitting room has two UPVC double glazed windows, electric heater, deep skirting.

### BEDROOM 1

12'7 x 10'0 (3.84m x 3.05m)

A well proportioned double bedroom having built in wardrobes, electric heater, two UPVC double glazed windows and door into:

### ENSUITE SHOWER ROOM

7'5 x 5'8 (2.26m x 1.73m)

Having shower enclosure with bi-fold door and wall mounted shower mixer, close coupled wc, wash basin with mirrored splashback, electric towel radiator, wall mounted shaver point, UPVC obscure double glazed window.

### BEDROOM 2

12'10 x 8'1 (3.91m x 2.46m)

A further double bedroom or alternatively ideal as a home office, having electric heater, UPVC double glazed window.

### BATHROOM

6'7 x 6'4 (2.01m x 1.93m)

Having panelled bath with shower mixer over and glass screen, close coupled wc, wash basin with mirrored splashback, electric towel radiator, ceiling light point and extractor.

### EXTERIOR

The property occupies a pleasant position with aspect across Mallow Way There is a bin store and secure bike store with keypad entry .

### ALLOCATED PARKING

There is one allocated parking space.

### 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.

### COUNCIL TAX BAND

Rushcliffe Borough Council - Tax Band B.

### TENURE

Leasehold

### 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).

We understand from the vendor that there may be administration fees payable when you come to re-sell the apartment.

### 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:-

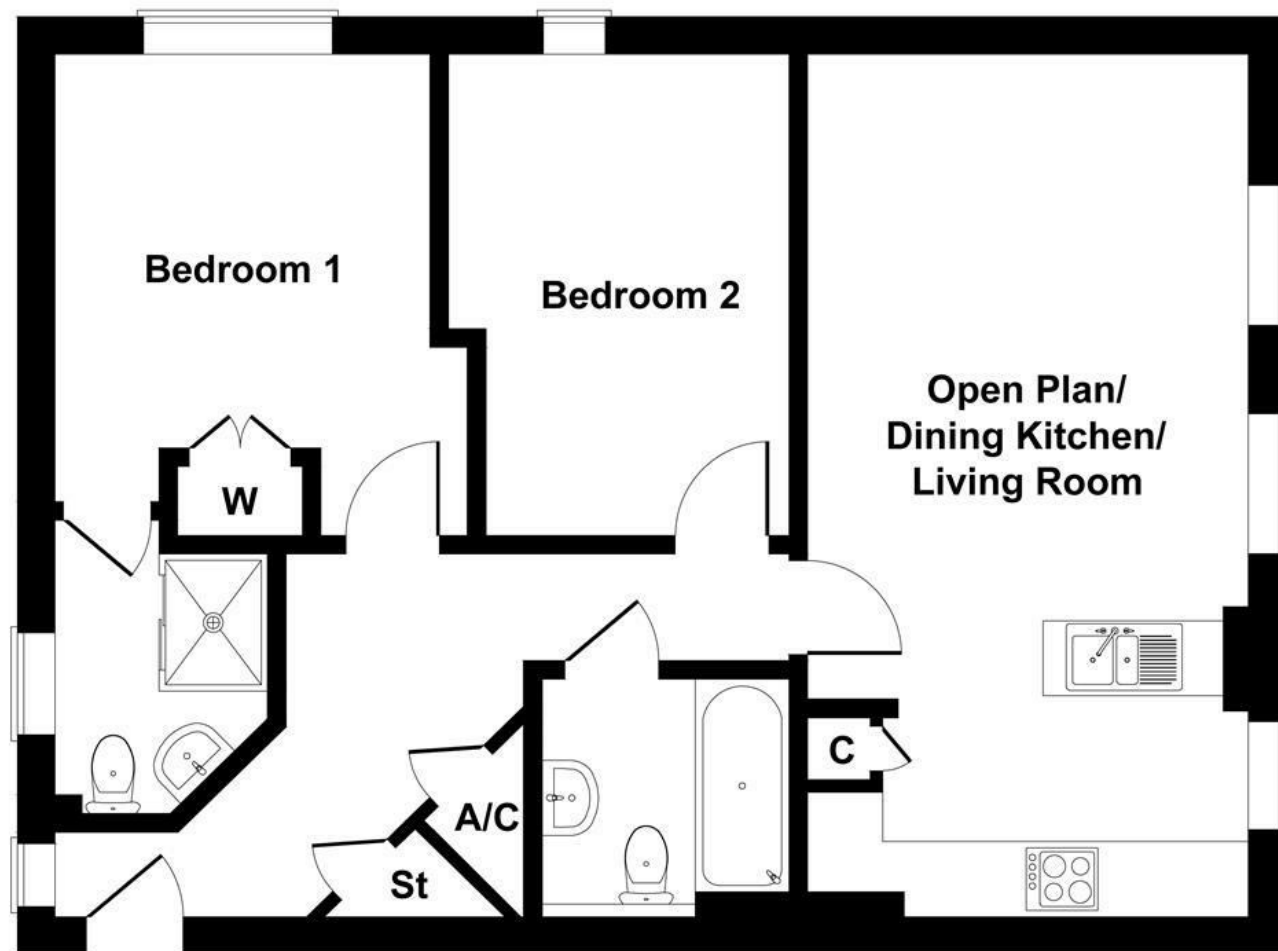
<https://www.gov.uk/search-register-planning-decisions>











**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.

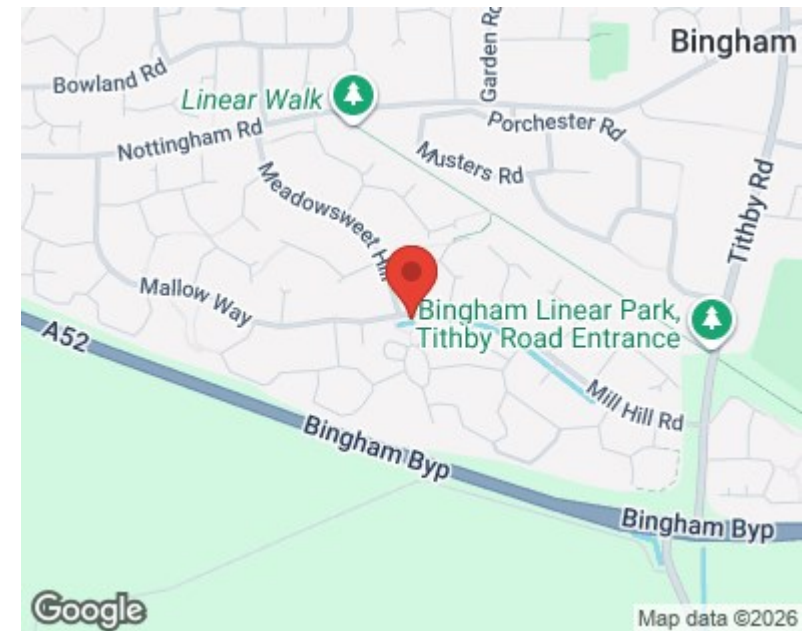
Produced by Potterplans Ltd. 2022





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		
	75	82
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**



Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.  
Registered in England. Ltd Registration number: 07140024

10 Market Street,  
Bingham NG13 8AB  
Tel: 01949 836678  
Email: [bingham@richardwatkinson.co.uk](mailto:bingham@richardwatkinson.co.uk)

**RICHARD  
WATKINSON  
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers