

FOR SALE

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**10 GREEN COURT, MOOR LANE, BINGHAM,
NOTTINGHAMSHIRE NG13 8AA**

£179,000

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This immaculately presented two bedroom ground floor apartment (700 sq ft) is located a short walk from Bingham's Market Square and offers secure gated accommodation and parking. Bingham boasts excellent schools, local amenities including supermarkets, public houses, restaurants and transport links. Entry to the property is gained via a communal front door and hallway with modern intercom system.

The accommodation is based around the spacious entrance hall with boiler and storage cupboards that are ideal for coats and cloaks. Leading off the entrance hall is the modern breakfast kitchen area and separate dining lounge. The lounge area has double glazed double doors leading out onto a small paved area and into the communal garden areas - with room for temporary outdoor seating.

The property has two bedrooms, the master of which has double glazed double doors leading out into the gardens, a built-in wardrobe and modern en-suite shower room with cubicle shower, pedestal wash basin and W.C. The second bedroom also enjoys views over the gardens. Also leading from the hall is a spacious shower room with three piece room suite including fully fitted walk-in shower enclosure, a pedestal wash basin and W.C.

Bingham enjoys a wonderful range of supermarkets and independent shops, eateries, coffee house, public houses and a Market held every Thursday. There is also a medical centre, pharmacies, dentists, leisure centre and a library. Should a shopping trip to the larger towns be the 'order of the day' Bingham has direct rail and bus links to Nottingham and Grantham.

For the busy executive, the upgraded A46 & A52 are close at hand providing access to the surrounding commercial centres of Nottingham, Newark, Leicester and Grantham.



DIRECTIONAL NOTE The property may be approached by turning left out of our Bingham Office and travelling down Moor Lane where the development will be found on the right hand side. The property is accessed via coded pedestrian gate as well as secure and sliding gate for vehicles. For all viewings, please wait at the gate for us to enable access and for us to show you around.

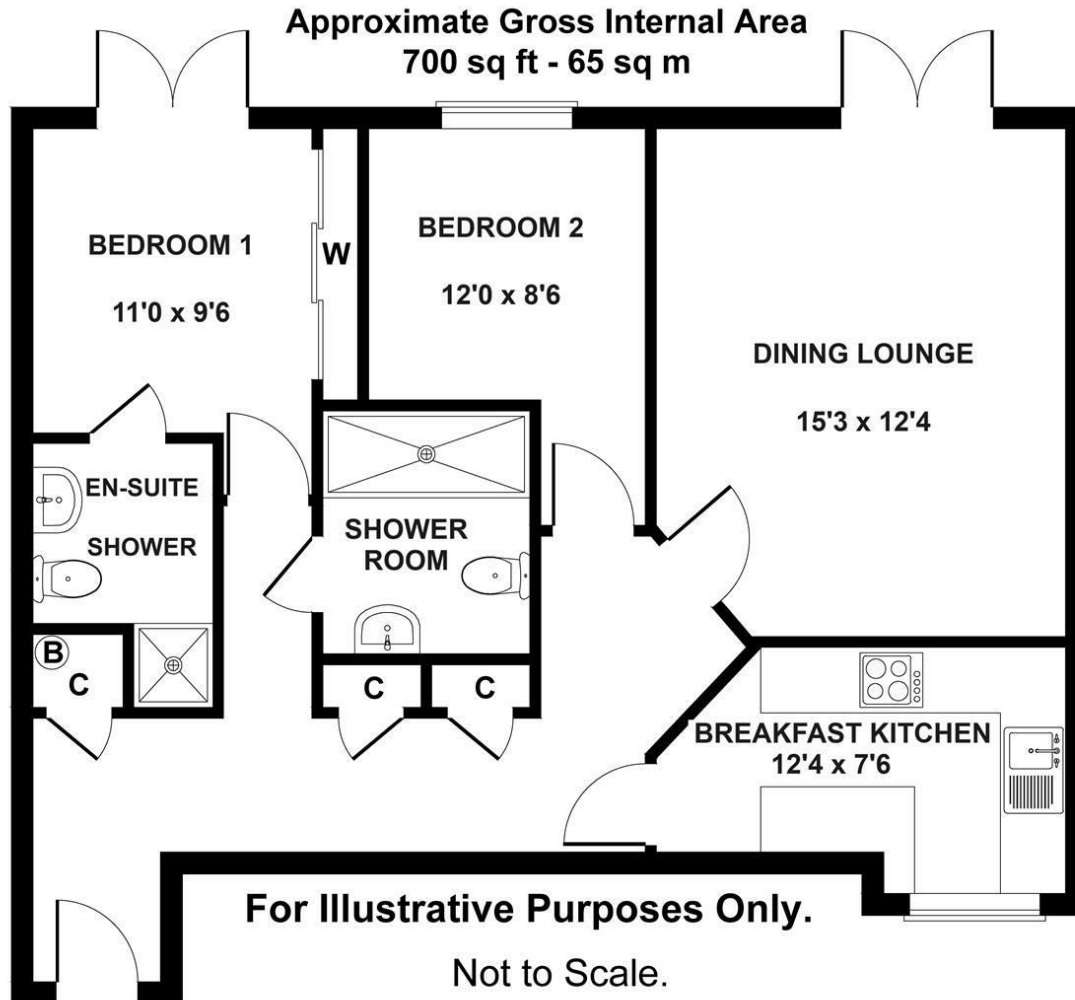
For Sat Nav use Post Code: NG13 8AA

Council Tax Band

B

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B		78	79
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	



The 99 Year lease commenced in 2002. The Service Charge is £758.24 per half year and includes the Building Insurance, cleaning, lighting and maintenance of all communal areas, the lift, the external window cleaning, the secure electric gates and all of the landscaped communal gardens. There is also a Ground Rent of £100.00 per half year.

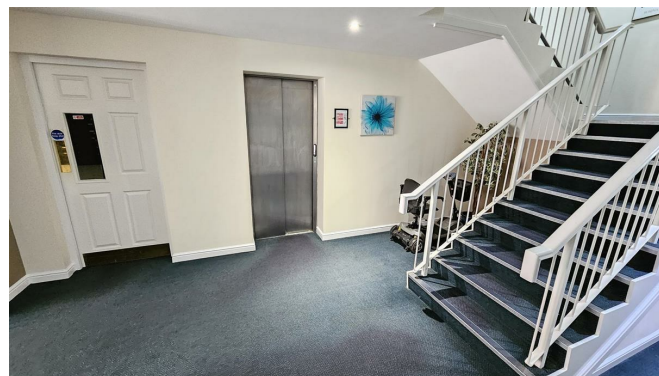
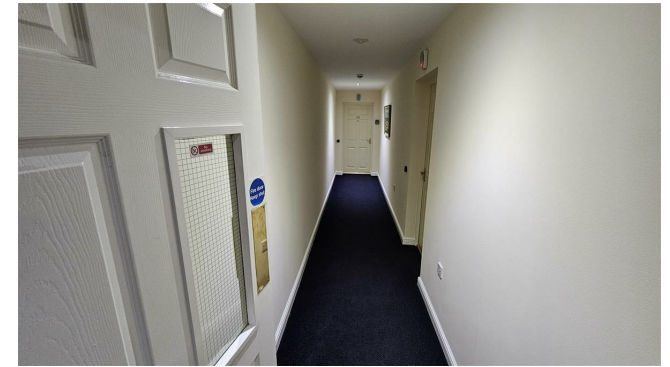


SECURE COMMUNAL ENTRANCE HALL

Ground floor hallway with stairs and serviced lift to both first and second floors. Secure postboxes for all apartments. From the ground floor hallway, a door leads to an inner hallway with a private entrance door to Apartment 10.

ENTRANCE HALL

A well proportioned initial entrance area with a central heating radiator, wall mounted telephone intercom, built in cloaks cupboard.





BREAKFAST KITCHEN

12'4 x 7'6 (3.76m x 2.29m)

with L shaped work surfaces to two sides with drawers and cupboards under. Breakfast bar. Tiled splash backs. Four ring gas hob with oven under and extractor hood over. Wall mounted cupboard units. Central heating radiator. Recessed lighting.



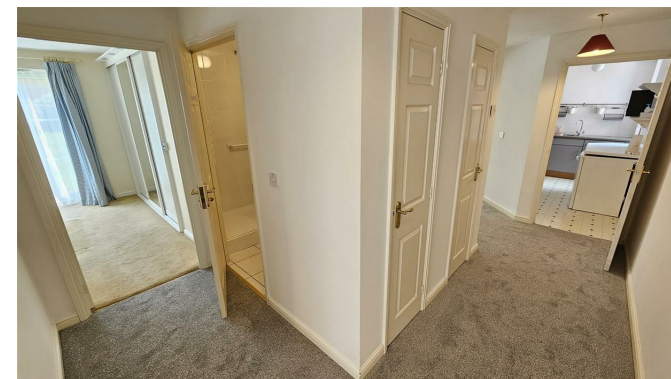


DINING LOUNGE

15'3 x 12'4 (4.65m x 3.76m)
with a central heating radiator, UPVC double glazed double doors to the patio area of the communal gardens.

SHOWER ROOM

7'4 x 6'3 (2.24m x 1.91m)
with a three piece white suite comprising panelled bath, close coupled W.C., pedestal wash hand basin, ceramic tiled splashbacks, tiled floor, central heating radiator, ceiling light point and extractor.





BEDROOM 1

11'0 x 9'8 (3.35m x 2.95m)

with a central heating radiator, UPVC double glazed double doors to the patio area of the communal landscaped and maintained gardens. A well proportioned double bedroom benefiting from built in wardrobes with sliding double doors, hanging rail and storage shelf over, central heating radiator.



EN-SUITE SHOWER ROOM

with a three piece white suite comprising shower enclosure, low flush W.C., pedestal wash hand basin, ceramic tiled splashbacks, tiled floor, central heating radiator. Extractor fan.



BEDROOM 2

12'0 x 8'6 (3.66m x 2.59m)

with a central heating radiator, UPVC double glazed window overlooking the communal landscaped and maintained gardens.





OUTSIDE

To the fore of the property are the coded pedestrian and vehicular gates which ensure a sense of security. The communal gardens are constantly maintained and there is the necessary communal lighting you would expect throughout the property and the grounds.

