

FOR SALE

01949 87 86 85

www.hammondpropertyservices.com

11 Market Place
Bingham
Nottinghamshire
NG13 8AR

01949 87 86 85

bingham@hammondpropertyservices.com



**38 WHARF GARDENS, BINGHAM,
NOTTINGHAMSHIRE NG13 8YE**

ASKING PRICE £145,000

38 WHARF GARDENS, BINGHAM, NOTTINGHAMSHIRE NG13 8YE

An opportunity to acquire a secure second floor two double bedroom contemporary apartment completed by Miller Homes in 2012 and finished to a high specification and immaculately presented with contemporary fixtures and fittings. The master bedroom benefits from en-suite shower facilities and there is also a separate bathroom. The main living area is an excellent open plan living/dining space with the lounge area overlooking the fabulous views to the villages of Newton & East Bridgford to the north. The open plan fitted kitchen has a generous range of units and integrated appliances. The property has neutral decoration throughout, UPVC double glazing, gas central heating and security intercom access with the communal entrance door. An allocated parking space is located at the rear of the development, with additional parking on street.

Overall viewing comes highly recommended to appreciate both the accommodation and location on offer which is likely to suit a wide audience including first-time buyers, single professionals and couples, buy-to-let investors and potentially 'downsizers' looking for single storey accommodation.

PLEASE NOTE THAT there is a Leasehold arrangement in place.

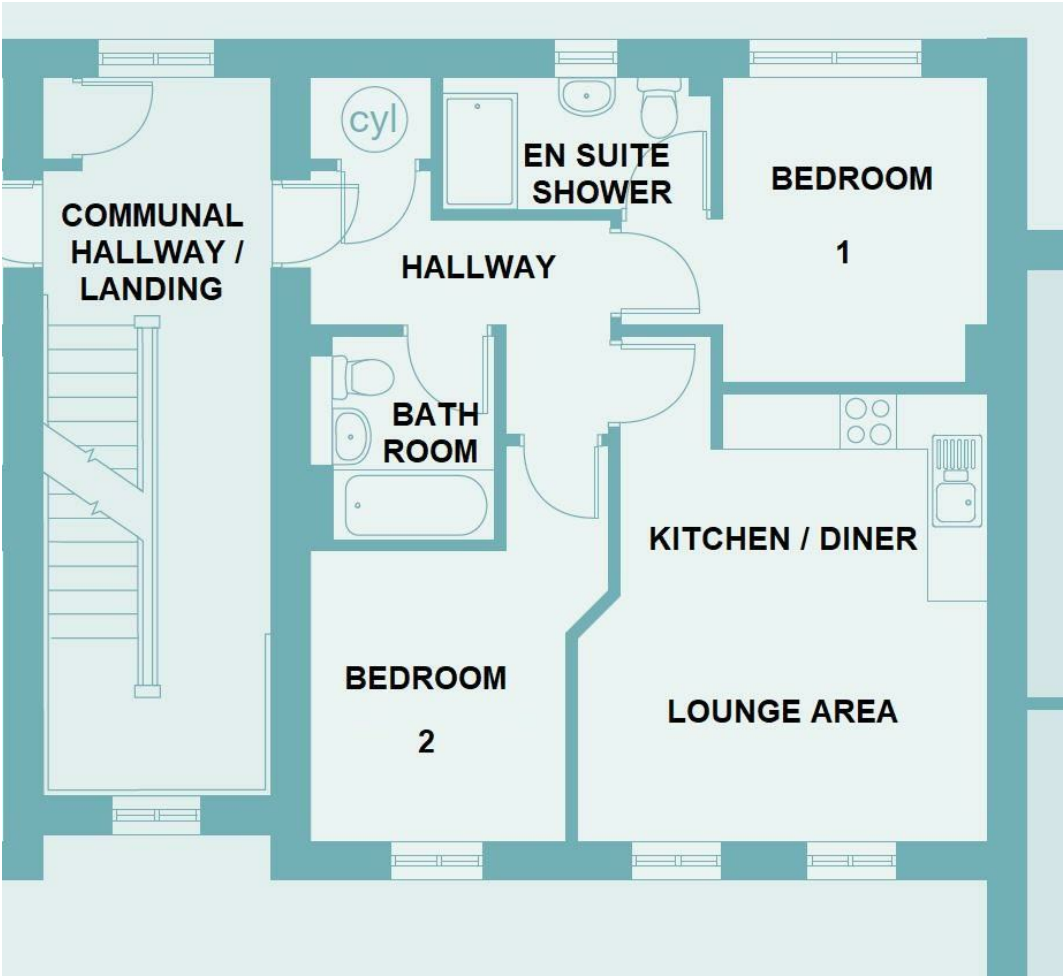
Within the Centre of the Town is Bingham Market Place with its range of shops. Carnarvon, Robert Miles and Toothill Schools catering for all school age groups are also extremely popular and highly regarded due to their Ofsted reports. For the busy executive, the upgraded A46 & A52 are close at hand providing access to the surrounding commercial centres of Nottingham, Newark, Leicester and Grantham.

Bingham enjoys a wonderful range of supermarkets and independent shops, eateries, coffee house, public houses with 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 links to Nottingham and Grantham and bus routes to Nottingham.



DIRECTIONAL NOTE From our Bingham Office the property may be approached via Market Street. At the T junction turn right into Long Acre. Pass through the traffic lights into Nottingham Road. Pass Meadowsweet Hill on the left. Take the next left into Mallow Way then third right into Wharf Gardens adjacent to our Hammond Property Services For Sale board. There is a turning on the right that takes you to the rear of the block where there are the allocated parking spaces for the Apartments. The secure entrance door is shown within the photographs on the brochure. N.B. access to the block is available from both Mallow Way & the communal parking area at the rear.

For Sat Nav use Post Code: **NG13 8YE** **Council Tax Band** **B**



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		
	80	80
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		

PLEASE NOTE THAT there is a Leasehold arrangement in place

LEASEHOLD DETAILS - The Lease is for 125 years and commenced 1st January 2011.

The current service charge is with Compass Block Management and £1990.86 per year is payable monthly or half yearly.

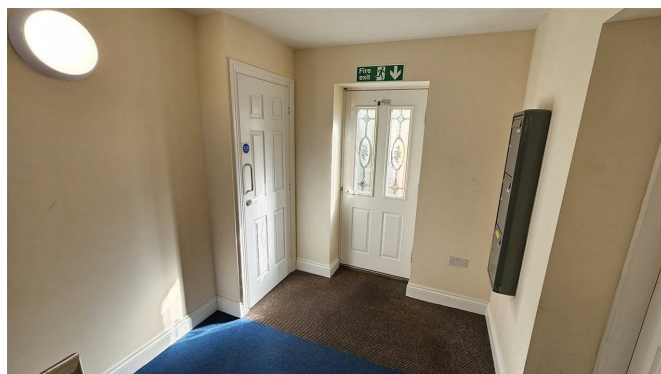
The current ground rent is with Home Ground and is £175.00 annually, and is paid half yearly.



A communal security entrance door with intercom leads through into the initial shared entrance hall, with a staircase leading to the second floor, where there is a private door giving access through into Apartment 38.

ENTRANCE HALL

Electric phone / door release system, smoke alarm and central heating controls. Wood effect flooring.



OPEN PLAN DINING / LIVING KITCHEN

15'3 x 14'0 (4.65m x 4.27m)

A fantastic open plan contemporary living space overlooking the fabulous views to the villages of Newton & East Bridgford to the north. To the lounge area there are two central heating radiators, TV and telephone points, two UPVC double glazed windows to the front. This area is open plan to the Dining Kitchen which is fitted with a generous range of contemporary wall, base and drawer units, L-shape configuration of rolled edge laminate work surfaces, inset stainless steel one and a third bowl, sink and drainer unit with chrome mixer tap, integrated appliances including stainless steel finish Zanussi four ring gas hob with stainless steel splashback and chimney hood over, single oven beneath, plumbing for washing machine and dishwasher, space for free-standing appliance.





MASTER BEDROOM

12'4 x 10'9 (3.76m x 3.28m)
with a double glazed window overlooking the rear and
a central heating radiator.

EN-SUITE SHOWER ROOM

with a three piece contemporary white suite comprising double double width shower enclosure with sliding screen, wall-mounted chrome thermostatic shower mixer with independent handset over, tiled splashbacks and window sill, close coupled W.C., pedestal wash hand basin with chrome mixer tap, central heating radiator, tiled floor, inset downlighters and extractor to the ceiling, shaver point, UPVC obscure double glazed window.



BEDROOM TWO

10'0 x 8'9 (3.05m x 2.67m)
with a double glazed window overlooking the front and
a central heating radiator.





BATHROOM

With a three piece contemporary white suite comprising panelled bath with chrome mixer tap, low flush W.C., pedestal wash hand basin with chrome mixer tap, tiled splashbacks, central heating radiator, tiled floor, inset downlighters and extractor fan.

OUTSIDE & PARKING

To the rear of the property there is an allocated parking space from which there is easy access to the communal entrance door, with additional on-street parking on Mallow Way, from which there is a further entrance door to the apartment block. Although the properties do not have their own garden, within walking distance is the Linear Nature Walk and also within easy reach are footpaths out into the fields of the Vale of Belvoir.





Steve Pritchett

Please contact us for a FREE discussion on our services

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to arrange a suitable time for us to call out and to discuss what we do and how we do it!